

# Doing business in **Australia**



## PREFACE

**This is one of a series of guides published annually by the World Bank as part of its Doing Business project. Doing Business is intended to shed light on how easy or difficult it is for a local entrepreneur to open and run a small to medium-size business in a particular jurisdiction 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 labour market regulation.**

This report presents the Doing Business indicators for a particular economy. To allow useful comparison, it also provides data for other selected economies (comparator economies) for each indicator.

The Russell Bedford professional services network supports the World Bank as a Global Contributor to the Doing Business project, with around 40 member firms providing information on tax regulation, reporting requirements, and the total tax burden in their respective countries.

Since 1983 Russell Bedford has been helping domestic and international enterprises manage their audit, accounting, tax and financial consultancy needs in locations all around the world. Expansion brings challenges, particularly for businesses operating cross-border. Russell Bedford firms are well placed to assist with integrating international accounting and audit requirements with local procedures, managing local tax compliance and optimising international tax efficiency, and restructuring a business or launching a new one. To make contact with the nearest Russell Bedford member firms or the central office of Russell Bedford International, see the address information at the end of this guide or visit the website at [www.RussellBedford.com](http://www.RussellBedford.com).

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## Economy Profile of Australia

Doing Business 2018 Indicators  
(in order of appearance in the document)

<b>Starting a business</b>	Procedures, time, cost and paid-in minimum capital to start a limited liability company
<b>Dealing with construction permits</b>	Procedures, time and cost to complete all formalities to build a warehouse and the quality control and safety mechanisms in the construction permitting system
<b>Getting electricity</b>	Procedures, time and cost to get connected to the electrical grid, the reliability of the electricity supply and the transparency of tariffs
<b>Registering property</b>	Procedures, time and cost to transfer a property and the quality of the land administration system
<b>Getting credit</b>	Movable collateral laws and credit information systems
<b>Protecting minority investors</b>	Minority shareholders' rights in related-party transactions and in corporate governance
<b>Paying taxes</b>	Payments, time and total tax rate for a firm to comply with all tax regulations as well as post-filing processes
<b>Trading across borders</b>	Time and cost to export the product of comparative advantage and import auto parts
<b>Enforcing contracts</b>	Time and cost to resolve a commercial dispute and the quality of judicial processes
<b>Resolving insolvency</b>	Time, cost, outcome and recovery rate for a commercial insolvency and the strength of the legal framework for insolvency
<b>Labor market regulation</b>	Flexibility in employment regulation and aspects of job quality

## About Doing Business

The Doing Business project provides objective measures of business regulations and their enforcement across 190 economies and selected cities at the subnational and regional level.

The Doing Business project, launched in 2002, looks at domestic small and medium-size companies and measures the regulations applying to them through their life cycle.

Doing Business captures several important dimensions of the regulatory environment as it applies to local firms. It provides quantitative indicators on regulation for 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. Doing Business also measures features of labor market regulation. Although Doing Business does not present rankings of economies on the labor market regulation indicators or include the topic in the aggregate distance to frontier score or ranking on the ease of doing business, it does present the data for these indicators.

By gathering and analyzing comprehensive quantitative data to compare business regulation environments across economies and over time, Doing Business encourages economies to compete towards more efficient regulation; offers measurable benchmarks for reform; and serves as a resource for academics, journalists, private sector researchers and others interested in the business climate of each economy.

In addition, Doing Business offers detailed [subnational reports](#), which exhaustively cover business regulation and reform in different cities and regions within a nation. These reports provide data on the ease of doing business, rank each location, and recommend reforms to improve performance in each of the indicator areas. Selected cities can compare their business regulations with other cities in the economy or region and with the 190 economies that Doing Business has ranked.

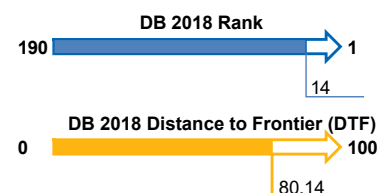
The first Doing Business report, published in 2003, covered 5 indicator sets and 133 economies. This year's report covers 11 indicator sets and 190 economies. Most indicator sets refer to a case scenario in the largest business city of each economy, except for 11 economies that have a population of more than 100 million as of 2013 (Bangladesh, Brazil, China, India, Indonesia, Japan, Mexico, Nigeria, Pakistan, the Russian Federation and the United States) where Doing Business, also collected data for the second largest business city. The data for these 11 economies are a population-weighted average for the 2 largest business cities. The project has benefited from feedback from governments, academics, practitioners and reviewers. The initial goal remains: to provide an objective basis for understanding and improving the regulatory environment for business around the world.

The distance to frontier (DTF) measure shows the distance of each economy to the "frontier," which represents the best performance observed on each of the indicators across all economies in the Doing Business sample since 2005. An economy's distance to frontier is reflected on a scale from 0 to 100, where 0 represents the lowest performance and 100 represents the frontier. The ease of doing business ranking ranges from 1 to 190. The ranking of 190 economies is determined by sorting the aggregate distance to frontier scores, rounded to two decimals.

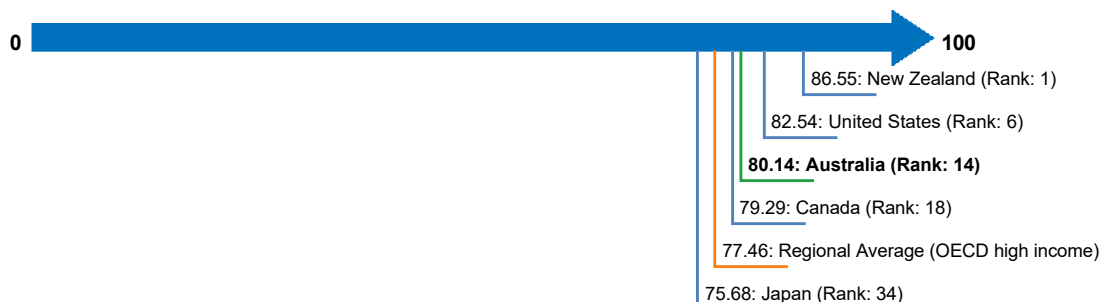
More about [Doing Business](#) (PDF, 5MB)

Ease of Doing Business in  
Australia

Region	OECD high income
Income Category	High income
Population	24,127,159
GNI Per Capita (US\$)	54,420
City Covered	Sydney

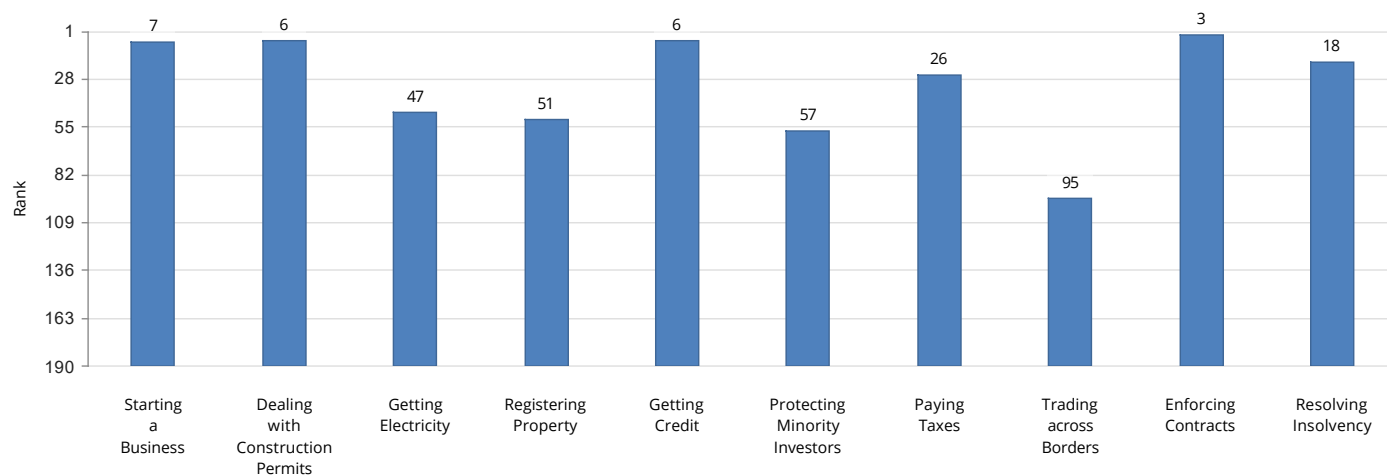


## DB 2018 Distance to Frontier (DTF)

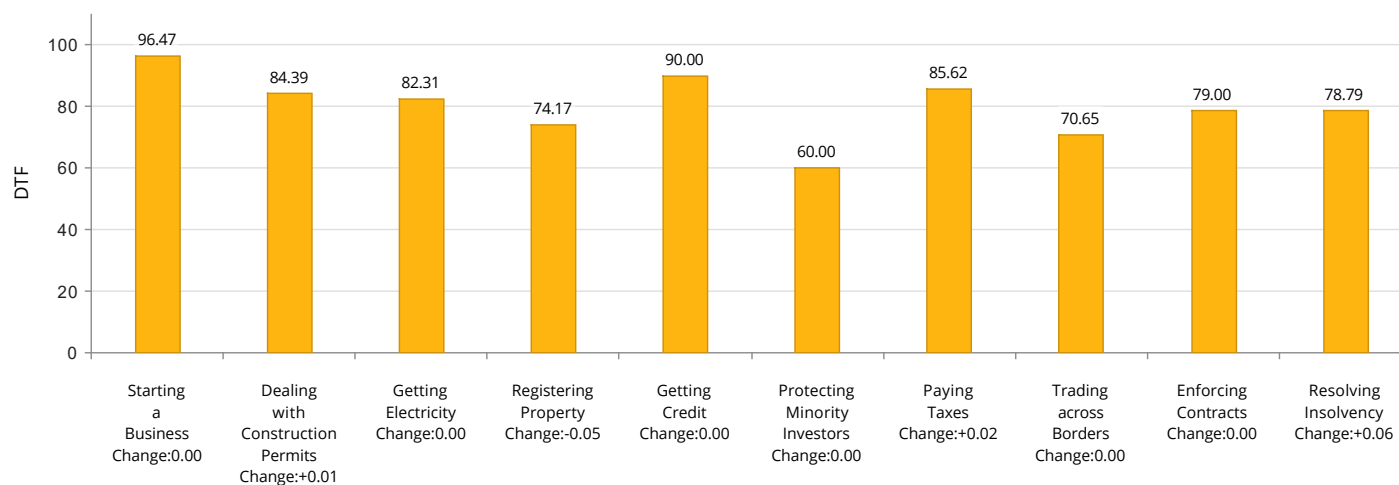


Note: The distance to frontier (DTF) measure shows the distance of each economy to the “frontier,” which represents the best performance observed on each of the indicators across all economies in the Doing Business sample since 2005. An economy’s distance to frontier is reflected on a scale from 0 to 100, where 0 represents the lowest performance and 100 represents the frontier. The ease of doing business ranking ranges from 1 to 190.

## Rankings on Doing Business topics - Australia



## Distance to Frontier (DTF) on Doing Business topics - Australia



## Starting a Business

This topic measures the paid-in minimum capital requirement, number of procedures, time and cost for a small- to medium-sized limited liability company to start up and formally operate in economy's largest business city.

To make the data comparable across 190 economies, Doing Business uses a standardized business that is 100% domestically owned, has start-up capital equivalent to 10 times income per capita, engages in general industrial or commercial activities and employs between 10 and 50 people one month after the commencement of operations, all of whom are domestic nationals. Starting a Business considers two types of local limited liability companies that are identical in all aspects, except that one company is owned by 5 married women and the other by 5 married men. The distance to frontier score for each indicator is the average of the scores obtained for each of the component indicators.

The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

What the indicators measure	Case study assumptions
<p><b>Procedures to legally start and operate a company (number)</b></p> <ul style="list-style-type: none"> <li>• Pre-registration (for example, name verification or reservation, notarization)</li> <li>• Registration in economy's largest business city</li> <li>• Post-registration (for example, social security registration, company seal)</li> <li>• Obtaining approval from spouse to start business or leave home to register company</li> <li>• Obtaining any gender-specific permission that can impact company registration, company operations and process of getting national identity card</li> </ul> <p><b>Time required to complete each procedure (calendar days)</b></p> <ul style="list-style-type: none"> <li>• Does not include time spent gathering information</li> <li>• Each procedure starts on a separate day (2 procedures cannot start on the same day)</li> <li>• Procedures fully completed online are recorded as ½ day</li> <li>• Procedure is considered completed once final document is received</li> <li>• No prior contact with officials</li> </ul> <p><b>Cost required to complete each procedure (% of income per capita)</b></p> <ul style="list-style-type: none"> <li>• Official costs only, no bribes</li> <li>• No professional fees unless services required by law or commonly used in practice</li> </ul> <p><b>Paid-in minimum capital (% of income per capita)</b></p> <ul style="list-style-type: none"> <li>• Funds deposited in a bank or with third party before registration or up to 3 months after incorporation</li> </ul>	<p>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.</p> <p><b>The business:</b></p> <ul style="list-style-type: none"> <li>- Is a limited liability company (or its legal equivalent). If there is more than one type of limited liability company in the economy, the most common among domestic firms is chosen. Information on the most common form is obtained from incorporation lawyers or the statistical office.</li> <li>- Operates in the economy's largest business city and the entire office space is approximately 929 square meters (10,000 square feet). For 11 economies the data are also collected for the second largest business city.</li> <li>- Is 100% domestically owned and has five owners, none of whom is a legal entity; and has a start-up capital of 10 times income per capita and has a turnover of at least 100 times income per capita.</li> <li>- Performs general industrial or commercial activities, such as the production or sale of goods or services to the public. The business does not perform foreign trade activities and does not handle products subject to a special tax regime, for example, liquor or tobacco. It does not use heavily polluting production processes.</li> <li>- Leases the commercial plant or offices and is not a proprietor of real estate and the amount of the annual lease for the office space is equivalent to 1 times income per capita.</li> <li>- Does not qualify for investment incentives or any special benefits.</li> <li>- Has at least 10 and up to 50 employees one month after the commencement of operations, all of whom are domestic nationals.</li> <li>- Has a company deed 10 pages long.</li> </ul> <p><b>The owners:</b></p> <ul style="list-style-type: none"> <li>- Have reached the legal age of majority. If there is no legal age of majority, they are assumed to be 30 years old.</li> <li>- Are sane, competent, in good health and have no criminal record.</li> <li>- Are married and the marriage is monogamous and registered with the authorities.</li> <li>- Where the answer differs according to the legal system applicable to the woman or man in question (as may be the case in economies where there is legal plurality), the answer used will be the one that applies to the majority of the population.</li> </ul>

## Standardized Company

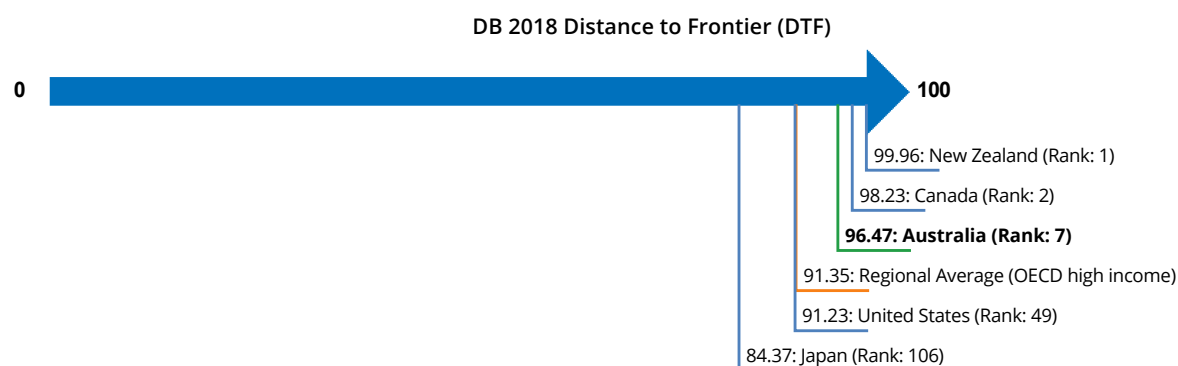
Legal form Proprietary Company (Pty Ltd)

Paid-in minimum capital requirement AUD 0

City Covered Sydney

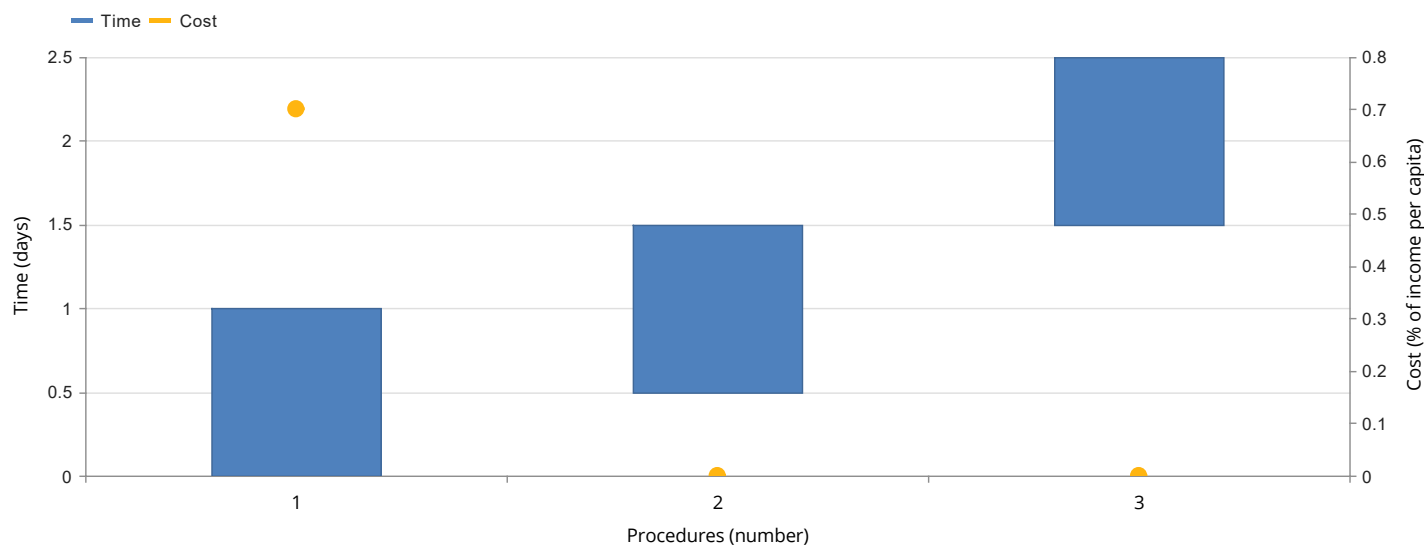
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Procedure – Men (number)	3	4.9	4.9	1.00 (New Zealand)
Time – Men (days)	2.5	8.5	8.5	0.50 (New Zealand)
Cost – Men (% of income per capita)	0.7	3.1	3.1	0.00 (United Kingdom)
Procedure – Women (number)	3	4.9	4.9	1.00 (New Zealand)
Time – Women (days)	2.5	8.5	8.5	0.50 (New Zealand)
Cost – Women (% of income per capita)	0.7	3.1	3.1	0.00 (United Kingdom)
Paid-in min. capital (% of income per capita)	0.0	8.7	8.7	0.00 (113 Economies)

**Figure – Starting a Business in Australia and comparator economies – Ranking and DTF**



Note: 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.

Figure – Starting a Business in Australia – Procedure, Time and Cost



\* This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the Doing Business website (<http://www.doingbusiness.org/methodology>). For details on the procedures reflected here, see the summary below.



## Details – Starting a Business in Australia – Procedure, Time and Cost

No.	Procedure	Time to Complete	Associated Costs
1	<p><b>Complete and lodge ASIC Form 201 "Application for Registration as an Australian Company"; Obtain a certificate of incorporation and an Australian company number (ACN)</b></p> <p>Agency : Australian Securities and Investments Commission (ASIC)</p> <p>To register a Pty Ltd company, the applicant must complete and submit an ASIC Form 201 ("Application for Registration as an Australian Company") and pay the prescribed fee of AUD 469.</p> <p>Any person to be appointed as a director or secretary of the company must have consented in writing to that appointment. Similarly, each shareholder of the company must have consented to become a shareholder.</p> <p>At least 1 director (and, if the company has appointed secretaries, at least 1 secretary) must ordinarily reside in Australia. The registered office of the company must be an address in Australia.</p> <p>The company may adopt its own constitution or rely upon the Replaceable Rules in the Corporations Act 2001.</p> <p>Prior to lodging the application for registration, the applicant should confirm the availability of the proposed company name. If no name is specified, the company will simply be referred to by its Australian Company Number ("ACN").</p> <p>Upon incorporation, ASIC will issue to the company a certificate of incorporation, which evidenced that the company has been incorporated on and from the date of issue.</p>	1 day	AUD 469

**2 Register for ABN with the Australian Taxation Office (ATO)**

Less than one day      no charge  
(online procedure)

Agency : Australian Taxation Office

This procedure is required under the Income Tax Assessment Act 1936 and the New Tax System (Goods and Services Tax) Act of 1999.

Depending on the company's circumstances and location, it must comply with different taxation requirements:

- If the annual company turnover is AUD\$75,000 or more, the company must register for Goods and Services Tax (GST) by obtaining an 11-digit Australian Business Number (ABN). The annual company turnover represents its gross business income (not its profit). Companies with lower annual turnover may also choose to register for the Goods and Services Tax.

- The application to ABN can be submitted electronically at the Business Entry Point, [www.abr.gov.au](http://www.abr.gov.au). If the electronic submission is successful, the applicant will be provided with an ABN at the end of the Internet session. Alternatively, a hard copy application may be submitted to the ATO. The ATO will then mail the ABN within 28 days of receiving the application.

-The company must deduct taxes from employee pay, provide payment summaries, contribute to employee superannuation and report and issue payments to the ATO. Companies may also register for Pay As You Go (PAYG) at [www.abr.gov.au](http://www.abr.gov.au). Otherwise, they may register with the ATO by postal mail or phone or through a tax agent. State and territory taxes (e.g., stamp duty, payroll tax, and land tax) may also be imposed, with requirements differing according to company location.

- Companies with annual turnover of AUD\$75,000 or more must register for an ABN. Failure to do so will result in GST being levied on all company sales since the required date of registration even if the sale price of any goods or services has not been grossed up to include the tax. Furthermore, the company may incur penalties and interest charges for any overdue payments.

- Further information in connection with ABN, GST and PAYG registration may be found on the ATO website ([www.ato.gov.au](http://www.ato.gov.au)).

**3 Sign up for Worker Compensation Insurance at an insurance agency**

1 day      no charge

Agency : Workers Compensation Insurance

The Workers Compensation Act of 1987 and the Workplace Injury Management and Workers Compensation Act of 1998 state that the worker compensation insurance is a compulsory requirement for employers in Australia. The premium rate is based on description of the company's main business.

♀ Applies to women only.

⇒ Takes place simultaneously with previous procedure.

## Dealing with Construction Permits

This topic tracks the procedures, time and cost to build a warehouse—including obtaining necessary the licenses and permits, submitting all required notifications, requesting and receiving all necessary inspections and obtaining utility connections. In addition, the Dealing with Construction Permits indicator measures 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 most recent round of data collection was completed in June 2017. [See the methodology for more information](#)

### What the 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—though procedures that can be fully completed online are an exception to this rule
- Procedure is 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)

### Case study assumptions

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

#### The construction company (BuildCo):

- Is a limited liability company (or its legal equivalent) and 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. Has a licensed architect and a licensed engineer, both 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.
- Owns the land on which the warehouse will be built and will sell the warehouse upon its completion.

#### The warehouse:

- Will be used for general storage activities, such as storage of books or stationery.
- 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 and will be located on a land plot of approximately 929 square meters (10,000 square feet) that is 100% owned by BuildCo, and the warehouse is valued at 50 times income per capita.
- 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 take 30 weeks to construct (excluding all delays due to administrative and regulatory requirements).

#### 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 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.

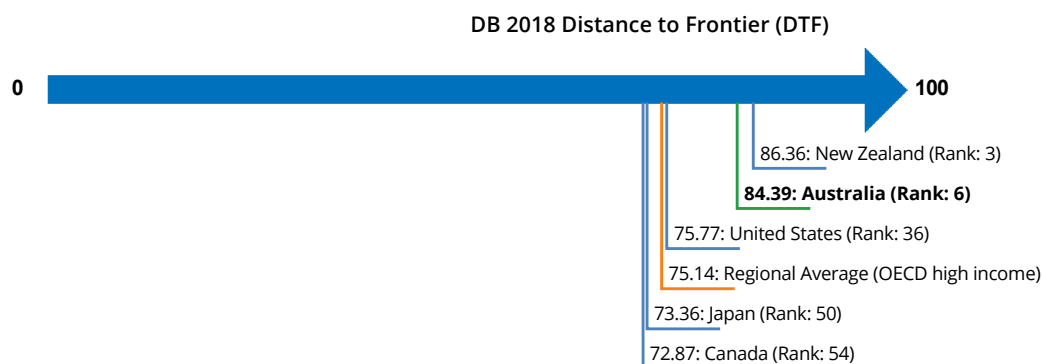
## Standardized Warehouse

Estimated value of warehouse AUD 3,369,428.50

City Covered Sydney

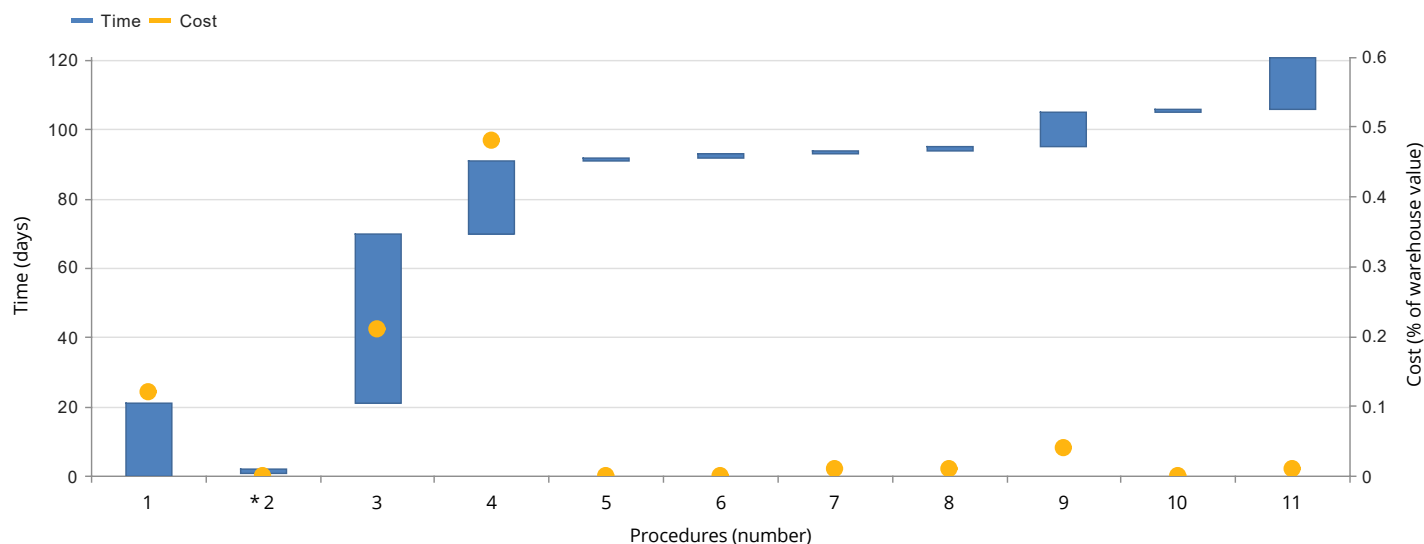
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Procedures (number)	11	12.5	12.5	7.00 (Denmark)
Time (days)	121	154.6	154.6	27.5 (Korea, Rep.)
Cost (% of warehouse value)	0.9	1.6	1.6	0.10 (5 Economies)
Building quality control index (0-15)	14.0	11.4	11.4	15.00 (3 Economies)

**Figure – Dealing with Construction Permits in Australia and comparator economies – Ranking and DTF**



Note: 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.

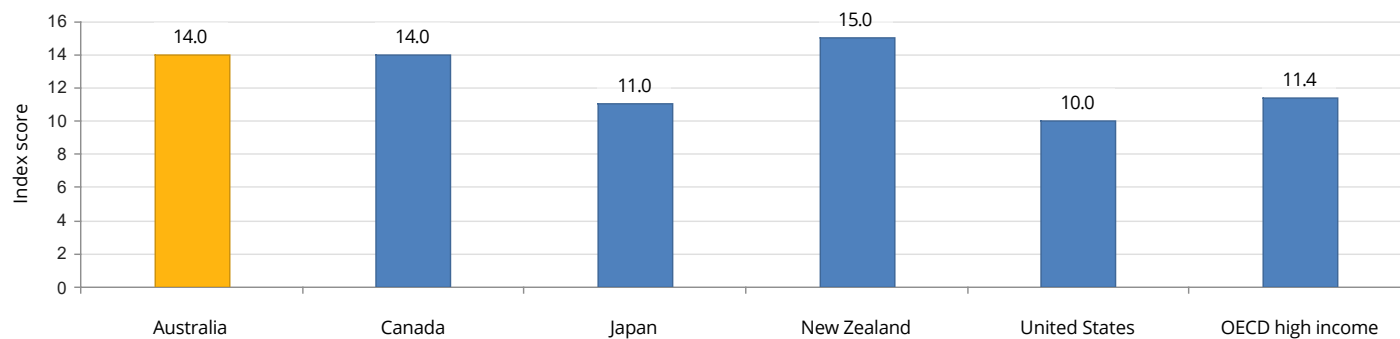
Figure – Dealing with Construction Permits in Australia – Procedure, Time and Cost



\* This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the Doing Business website (<http://www.doingbusiness.org/methodology>). For details on the procedures reflected here, see the summary below.

Figure – Dealing with Construction Permits in Australia and comparator economies – Measure of Quality



## Details – Dealing with Construction Permits in Australia – Procedure, Time and Cost

No.	Procedure	Time to Complete	Associated Costs
1	<b>Obtain a Site Survey/Analysis Plan</b> Agency : Private surveyor  One of the mandatory requirement to obtain a building permit is to submit a Site Survey/Analysis Plan .	21 days	AUD 4,000
⇒ 2	<b>Verify if a development application is required</b> Agency : Local Council  It is the responsibility of the applicant to contact a planner at the nearest Council Location before preparing a Development Application (DA), to check: * whether the proposed development is permissible; * whether a DA is required; and * how the City's planning instruments - plans, codes and policies - affect the proposed development.  BuildCo should ensure that the relevant planning controls have been identified and satisfied.  There are a range of planning instruments that apply to various types of development and locations within Sydney.  Most environmental and planning law in Australia varies from one Australian state to another. In Sydney, in the state of New South Wales, development will generally be assessed under one of the regimes in the Environmental Planning and Assessment Act 1979 (Planning Act).  The warehouse to be constructed by BuildCo is most likely to fall under Part 4 of the Planning Act and will most likely require development consent from the relevant local council. The Planning Act provides that, for certain types of development, the concurrence of an authority other than the consent authority must be obtained. The conditions for approval of development assessed under Part 4 may also require the developer to obtain further certificates or approvals. These will add cost and time.  The council's local environment plan (LEP) usually identifies whether development consent is required. The LEP categorizes development as requiring consent, not requiring consent, or prohibited. In most cases, the zoning of the site determines the types of development permitted on the land. Note that the construction of a warehouse is a type of development that almost always requires consent. If the development requires development consent, the local council will usually be the consent authority. However, in some cases, another authority (such as a State minister) may be the consent authority.	1 day	no charge

**3 File development application with consent authority**

49 days

AUD 7,064

Agency : Local Council

It is a legal requirement to submit digital copies of plans and supporting documentation.

A minimum of eight sets of drawings of the proposed development, plus one A4 set and a digital copy, should be submitted. These must include:

site survey/analysis plan • site plan • floor plans • elevations and relevant cross sections • landscape plan • shadow diagrams (two storey development and as otherwise specified), and a Statement of Environmental Effects (SEE). The SEE must be submitted with the development application. Details must include: - • description of the site; • description of the proposed development including all proposed works; • details of compliance with the relevant environmental planning instruments i.e. Baulkham Hills Local Environmental Plan 2005 and Baulkham Hills Development Control Plan (BHDCP); • written justification to vary any development standard contained within a Section of BHDCP; • Details of how the development satisfies the provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

If the assessment is satisfactory, the consent authority will grant BuildCo development consent, which may be subject to conditions. The Development Application will be advertised for approximately 21 days to give the surrounding neighbors the opportunity to contest the planned development in that area. Once the advertising period is over, it will typically take 6 weeks for the development certificate to be issued.

**4 Apply for a construction certificate**

21 days

AUD 16,093

Agency : Sydney City Council

After a Development Consent has been issued by the Local Council and before any building work is carried out, the owner must apply for a Construction Certificate. This certificate shows that the proposed development satisfies the Environmental Planning and Assessment Regulation 2000.

This includes:

- The construction plans and specifications must comply with the relevant standards (ie Building Code of Australia).
- The construction plans and specifications are consistent with the development consent; and
- All conditions of the development consent requiring compliance prior to the issuance of a construction certificate are finalized (i.e., payment of the long service levy has been made, the fire protection and structural capacity of the development is adequate, etc.).

The Principal Certifying Authority (PCA) can be a Council or a private accredited building surveyor. If BuildCo chooses the Council as the PCA, an appointment form must be completed after the Construction Certificate is obtained. BuildCo must confirm with the PCA what work will be done, the fee, and any other requirements.

When the Hill Shire City Council is the PCA, the developer submits a Notice of Commencement of Work 2 days before work begins (Under Sections 81 A(2) (b)(i),(c), or (4)(b)(i),(c), 86(1) and (2) and 109E of the Environmental Planning and Assessment Act 1979).

The PCA will also provide a list of mandatory inspections that need to be carried.

**5 Apply for approval of building/development plans by Sydney Water Quick Check Agent**

1 day

AUD 65

Agency : Sydney Water

Before any construction work can be done, BuildCo must have the approved construction certificate plans assessed and stamped by a Sydney Water Quick Check Agent to verify that the proposed building work will not affect a Sydney Water asset (water supply pipe and/or drainage pipe).

A copy of the stamped plans must be provided to the principal certifying authority before work commences.

The documents that must be provided are:

- A full set of building plans
- A site plan to a recognized scale (e.g. 1:500) that shows the full site and the relationship of the proposed building works to the full site (the location on the lot where the building works will take place must be clearly identified)
- A set of engineering plans detailing the foundations/footings of the proposed building works



- |          |  |       |           |
|----------|--|-------|-----------|
| <b>6</b> | <b>Notify Hill Shire City Council of Commencement of work and appoint Hill Shire City Council as PCA</b> | 1 day | no charge |
|----------|--|-------|-----------|

Agency : Hill Shire City Council

The builder will submit a "Notice of Commencement of Building or Subdivision Work" form and Appointment of Council as Principal Certifying Authority under Sections 81A(2)(b)(i),(c), or (4)(b)(i),(c), 86(1) and (2) and 109E of the Environmental Planning and Assessment Act 1979.

This form is submitted only when the City of Sydney is retained as the Principal Certifying Authority (PCA).

- |          |   |       |         |
|----------|---|-------|---------|
| <b>7</b> | <b>Receive the commencement of building work inspection</b> | 1 day | AUD 270 |
|----------|---|-------|---------|

Agency : Hill Shire City Council

Once a PCA is appointed, it is his responsibility to provide to the applicant a list of the mandatory critical stage inspections (in accordance to Clause 162A of the Environmental Planning and Assessment Regulation 2000) and any other inspections (determined by the PCA) that will be required during construction of the building. The builder needs to be aware of these inspections as they need to be carried out at the appropriate time. It is the responsibility of the builder to contact the PCA at least 48 hours before an inspection is required.

Inspections during construction ensure that the construction is consistent with what has been approved in the development consent and construction certificate, and that the building will meet acceptable standards of health, safety and amenity.

Mandatory critical stage inspections are set according to the building class. For the case study of Doing Business, the warehouse is a class 7 building.

In the case of a class 5, 6, 7, 8 or 9 building, the building work on the development site must be inspected:

- At the commencement of building work
- Prior to covering any storm water drainage connections
- After the building work has been completed and prior to any occupation certificate can be issued in relation to the building

The cost of inspection when Sydney City Council is the PCA is AUD 309.00 per inspection including 10% GST. However, Doing Business does not include GST in its calculation.

- |          |   |       |         |
|----------|---|-------|---------|
| <b>8</b> | <b>Receive inspection prior to covering any stormwater drainage connections</b> | 1 day | AUD 270 |
|----------|---|-------|---------|

Agency : Hill Shire City Council

A second mandatory inspection prior to covering any storm water drainage connections is conducted by the PCA to ensure compliance with the Construction Certificate.

**9 Request and receive connection to water and sewage services**

10 days

AUD 1,347

Agency : Sydney Water

To receive a connection to water and sewage services, BuildCo must first select a water-servicing coordinator. The coordinator requests a Section 73 Compliance Certificate (for water and sewerage infrastructure) from Sydney Water on BuildCo's behalf. Sydney Water issues a notice of requirements to the coordinator within 10 days of application receipt (or longer if the development is complex). The notice specifies charges to be paid and the project to be built. If construction is required, certification will depend on the time required for the project to be built and taken over by Sydney Water. BuildCo pays the fees, builds the project, and receives the certificate.

Fee schedule for water and sewage connection:

- Water (including works): Up to AUD 1215.00
- Sewage (assuming that infrastructure exists): AUD 132.00

**10 Request the occupation certificate**

1 day

no charge

Agency : Hill Shire City Council

The authority that has approved the development may monitor the finished development to ensure compliance with laws and local planning policies. If the development does not comply with the development consent, the applicant can be fined (with a penalty notice), ordered to make changes to the development, or taken to the Land and Environment Court of New South Wales. The court may issue orders to remedy or restrain breaches of the development consent (e.g. orders to carry out works, cease certain uses of the premises, or remove the development). In addition, breaches of planning laws may be criminal offences.

New South Wales planning legislation allows any person to bring an action to remedy or restrain a breach of development consent. Thus, in theory, any person may commence proceedings to enforce compliance with the law (a) if a relevant approval (such as a development consent or construction certificate) has not been obtained where required; or (b) if there has been non-compliance with the conditions of a relevant approval.

11	<b>Receive final inspection by PCA and obtain the final occupation certificate (OC)</b>	15 days	AUD 500
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Agency : Hill Shire City Council

An occupation certificate is issued by the appointed Principal Certifying Authority (PCA) under the Environmental Planning and Assessment Act 1979 allowing a building to be used and occupied.

This certificate verifies that the PCA is satisfied that the building is suitable to be occupied and used according to the requirements of the Building Code of Australia (BCA). That Code sets required standards for the design and construction of various classes of building to protect health, safety and amenity.

There are two types of occupation certificates:

- A final occupation certificate allows commencement of either the occupation or use of a new building (including alterations or extensions), or the new use of an existing building resulting from a change of its use
- An interim occupation certificate allows the commencement of either the occupation or use of partially completed building, or of a new use of part of an existing building resulting from a change of use for the building

An occupation certificate is required for any new building work or change of use of a building that has a development consent or a complying development certificate under the EP&A Act.

⇒ Takes place simultaneously with previous procedure.

## Details – Dealing with Construction Permits in Australia – Measure of Quality

	Answer	Score
<b>Building quality control index (0-15)</b>		<b>14.0</b>
<b>Quality of building regulations index (0-2)</b>		<b>2.0</b>
How accessible are building laws and regulations in your economy? (0-1)	Available online; Free of charge.	1.0
Which requirements for obtaining a building permit are clearly specified in the building regulations or on any accessible website, brochure or pamphlet? (0-1)	List of required documents; Fees to be paid; Required preapprovals.	1.0
<b>Quality control before construction index (0-1)</b>		<b>1.0</b>
Which third-party entities are required by law to verify that the building plans are in compliance with existing building regulations? (0-1)	Licensed architect; Licensed engineer; Private firm.	1.0
<b>Quality control during construction index (0-3)</b>		<b>3.0</b>
What types of inspections (if any) are required by law to be carried out during construction? (0-2)	Inspections by external engineer or firm; Inspections at various phases; Risk-based inspections.	2.0
Do legally mandated inspections occur in practice during construction? (0-1)	Mandatory inspections are always done in practice.	1.0
<b>Quality control after construction index (0-3)</b>		<b>3.0</b>
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, external engineer submits report for final inspection.	2.0
Do legally mandated final inspections occur in practice? (0-1)	Final inspection always occurs in practice.	1.0
<b>Liability and insurance regimes index (0-2)</b>		<b>1.0</b>

Which parties (if any) are held liable by law for structural flaws or problems in the building once it is in use (Latent Defect Liability or Decennial Liability)? (0-1)	Architect or engineer; Construction company.	1.0
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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 (Latent Defect Liability Insurance or Decennial Insurance)? (0-1)	No party is required by law to obtain insurance .	0.0
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**Professional certifications index (0-4)****4.0**

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)	Minimum number of years of experience; University degree in architecture or engineering; Being a registered architect or engineer; Passing a certification exam.	2.0
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What are the qualification requirements for the professional who supervises the construction on the ground? (0-2)	Minimum number of years of experience; University degree in engineering, construction or construction management; Being a registered architect or engineer.	2.0
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## ⚡ Getting Electricity

This topic measures the procedures, time and cost required for a business to obtain a permanent electricity connection for a newly constructed warehouse. Additionally, the reliability of supply and transparency of tariffs index measures reliability of supply, transparency of tariffs and the price of electricity. The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

What the indicators measure	Case study assumptions
<b>Procedures to obtain an electricity connection (number)</b>	To make the data comparable across economies, several assumptions are used.
<ul style="list-style-type: none"> <li>• Submitting all relevant documents and obtaining all necessary clearances and permits</li> <li>• Completing all required notifications and receiving all necessary inspections</li> <li>• Obtaining external installation works and possibly purchasing material for these works</li> <li>• Concluding any necessary supply contract and obtaining final supply</li> </ul>	<b>The warehouse:</b> <ul style="list-style-type: none"> <li>- Is owned by a local entrepreneur and is used for storage of goods.</li> <li>- Is located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.</li> <li>- Is located in an area where similar warehouses are typically located and is in an area with no physical constraints. For example, the property is not near a railway.</li> <li>- Is a new construction and is being connected to electricity for the first time.</li> <li>- Has two stories 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).</li> </ul>
<b>Time required to complete each procedure (calendar days)</b>	<b>The electricity connection:</b> <ul style="list-style-type: none"> <li>- Is a permanent one with a three-phase, four-wire Y connection with a subscribed capacity of 140-kilo-volt-ampere (kVA) with a power factor of 1, when 1 kVA = 1 kilowatt (kW).</li> <li>- Has a length of 150 meters. The connection is to either the low- or medium-voltage distribution network and is either overhead or underground, whichever is more common in the area where the warehouse is located and 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.</li> <li>- Does not require work to install the internal wiring of the warehouse. This has already been completed up to and including the customer's service panel or switchboard and the meter base.</li> </ul>
<b>Cost required to complete each procedure (% of income per capita)</b>	<b>The monthly consumption:</b> <ul style="list-style-type: none"> <li>- It is assumed that the warehouse operates 30 days a month from 9:00 a.m. to 5:00 p.m. (8 hours a day), with equipment utilized at 80% of capacity on average and that there are no electricity cuts (assumed for simplicity reasons) and the monthly energy consumption is 26,880 kilowatt-hours (kWh); hourly consumption is 112 kWh.</li> <li>- If multiple electricity suppliers exist, the warehouse is served by the cheapest supplier.</li> <li>- Tariffs effective in March of the current year are used for calculation of the price of electricity for the warehouse. Although March has 31 days, for calculation purposes only 30 days are used.</li> </ul>
<b>The reliability of supply and transparency of tariffs index (0-8)</b>	
<ul style="list-style-type: none"> <li>• Duration and frequency of power outages (0-3)</li> <li>• Tools to monitor power outages (0-1)</li> <li>• Tools to restore power supply (0-1)</li> <li>• Regulatory monitoring of utilities' performance (0-1)</li> <li>• Financial deterrents limiting outages (0-1)</li> <li>• Transparency and accessibility of tariffs (0-1)</li> </ul>	
<b>Price of electricity (cents per kilowatt-hour)*</b>	
<ul style="list-style-type: none"> <li>• Price based on monthly bill for commercial warehouse in case study</li> </ul>	

\*Note: Doing Business measures the price of electricity, but it is not included in the distance to frontier score nor the ranking on the ease of getting electricity.

## Standardized Connection

Price of electricity (US cents per kWh)

17.2

Name of utility

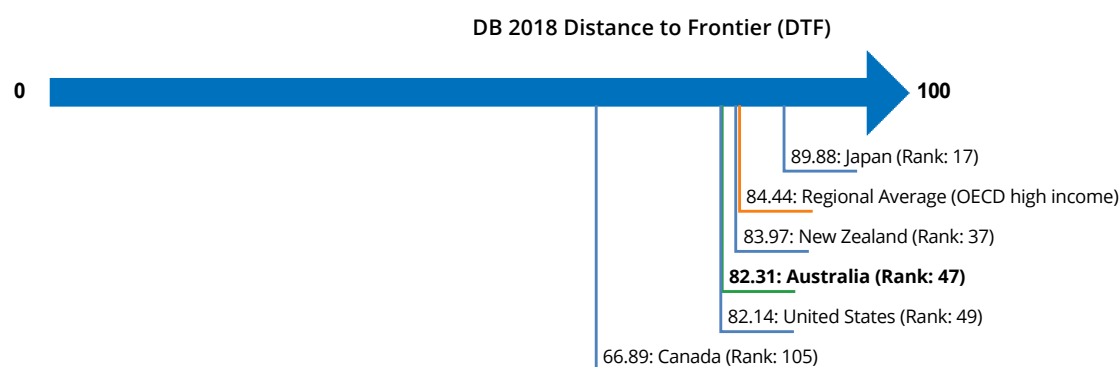
Ausgrid

City Covered

Sydney

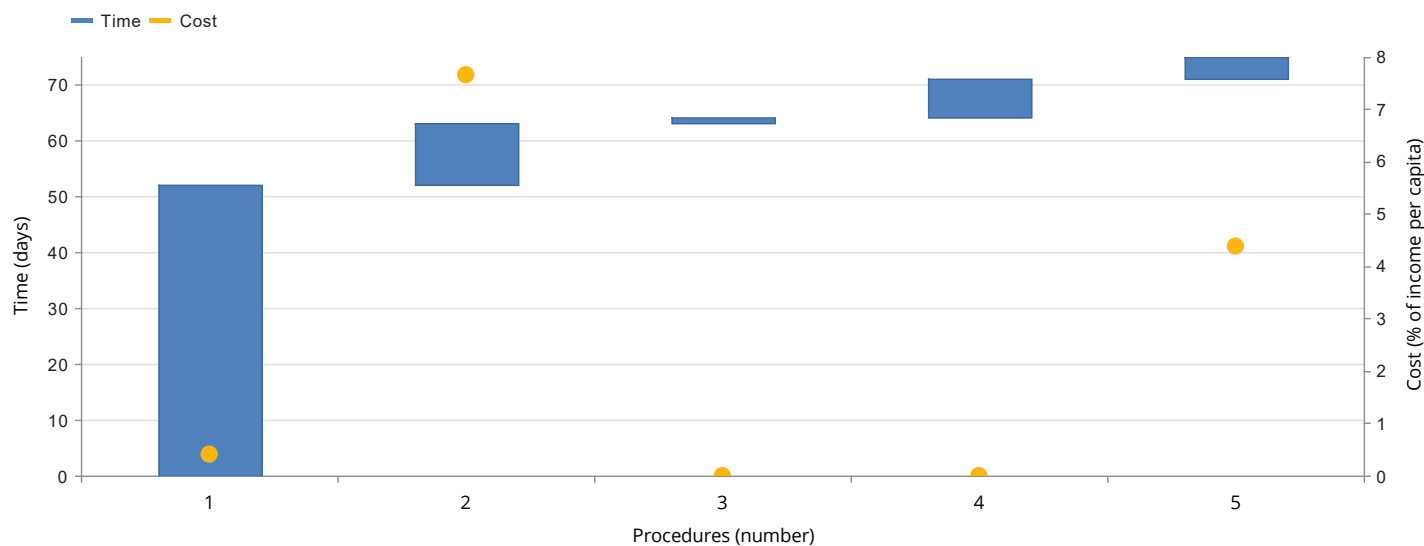
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Procedures (number)	5	4.7	4.7	2 (United Arab Emirates)
Time (days)	75	79.1	79.1	10 (United Arab Emirates)
Cost (% of income per capita)	12.4	63.0	63.0	0.00 (Japan)
Reliability of supply and transparency of tariff index (0-8)	7	7.4	7.4	8.00 (28 Economies)

Figure – Getting Electricity in Australia and comparator economies – Ranking and DTF



Note: 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.

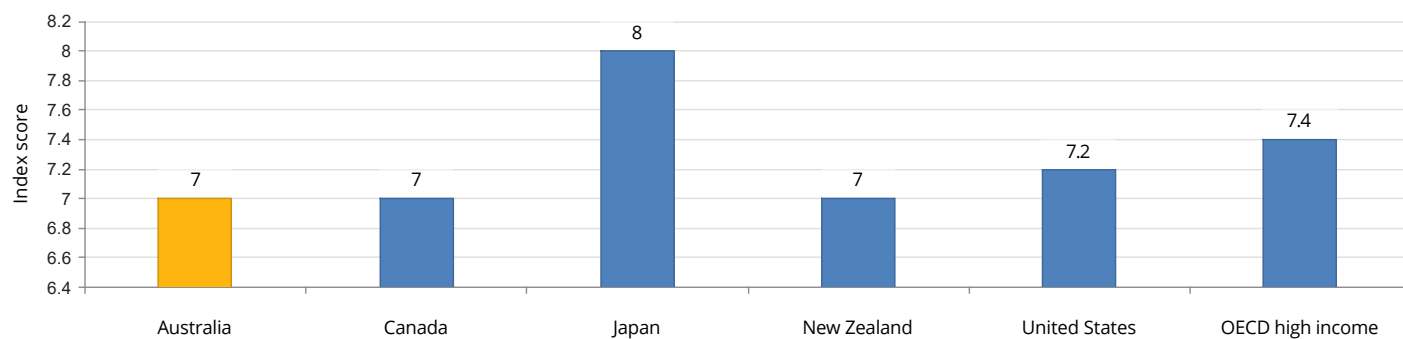
Figure – Getting Electricity in Australia – Procedure, Time and Cost



\* This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the Doing Business website (<http://www.doingbusiness.org/methodology>). For details on the procedures reflected here, see the summary below.

Figure – Getting Electricity in Australia and comparator economies – Measure of Quality





## Details – Getting Electricity in Australia – Procedure, Time and Cost

No.	Procedure	Time to Complete	Associated Costs
1	<p><b>Submit application to Ausgrid, receive job number and estimate and make payment</b></p> <p>Agency : Ausgrid</p> <p>The connection application can be obtained and submitted via website, email or fax. The majority of interaction by contractors and service providers is undertaken via email or the website. Premises Connection Requirements are detailed in the "ES1" document. This document also includes an application for CT metering for use where required.</p> <p>There is a range of information required on the connection application form relating to details of the connection customer, the intended load to be connected, the intended point of connection and details of the electrical contractor / customer's representative.</p> <p>Ausgrid will assess the electrical load to be connected. In this instance, a load above 100Amps per phase connected directly to the street network, Ausgrid will issue a "Basic Connection Offer - over 100Amps" (a connection contract) within 10 business days which details the conditions under which Ausgrid will permit the connection and the range of Ausgrid fees that are likely to apply associated with making the connection. The connection applicant has 45 business days to accept the connection offer.</p> <p>Once the connection offer is accepted (includes acceptance of Ausgrid fees), Ausgrid will provide a "Job Number" which enables the Accredited Service Provider (ASP) to obtain an energy meter from Ausgrid. An NMI number (National Market Identifier) will also be provided for use by the applicant when entering into a contract with an energy retailer for the supply of electricity. It is not normally advisable to commence work until the connection offer has been issued / accepted and job number / NMI issued.</p>	52 calendar days	AUD 275
2	<p><b>Hire accredited service provider to carry out external works</b></p> <p>Agency : Accredited Service Provider</p> <p>The customer engages a private Accredited Service Provider (ASP). The ASP does all the connection works from the network to the point of attachment to the premises (consumer's terminals), including installing the energy meter. Once completed, the ASP submits a Notification of Service Work (NOSW) detailing the connection works undertaken.</p>	11 calendar days	AUD 5,152.9

**3 Submit CT Metering form to utility**

1 calendar day

AUD 0

Agency : Ausgrid

Service requiring metering of supplies above 100amps needs to submit the CT Metering Application form prior to energizing any new services.

The form is used to capture data that is unique to the CT installation site such as

- the retailer
- customer's details
- electrical contractor
- metering provider
- ALL existing metering to be removed

As the information must be confirmed prior to the energisation of the site and may take up to ten days to process, to avoid delay, it is suggested that the details in CT Metering Application form be submitted as soon as possible.

Prior submission of a completed CT Metering form is necessary to enable energisation of the installation.

**4 Submit CCEW to Ausgrid so they can undertake an audit inspection of electrical installation.**

7 calendar days

AUD 0

Agency : Ausgrid

The Electrical Contractor undertaking the electrical installation work associated with the premises submits a Certificate of Compliance Electrical Work (CCEW) to the electricity utility once the work is completed. The utility will undertake an audit inspection of electrical installation.

**5 Obtain meter installation by meter provider and receive electricity flow**

4 calendar days

AUD 2,950

Agency : Meter provider

The customer requests Ausgrid (or an Accredited Service Provider) to install the meter. Meter may be installed at the same time than the internal/external installation inspection (but not necessarily). At the completion of the installation inspection the service is energized and electricity starts flowing.

⇒ Takes place simultaneously with previous procedure.

## Details – Getting Electricity in Australia – Measure of Quality

	Answer
<b>Reliability of supply and transparency of tariff index (0-8)</b>	7
<b>Total duration and frequency of outages per customer a year (0-3)</b>	2
System average interruption duration index (SAIDI)	1.3
System average interruption frequency index (SAIFI)	0.7
What is the minimum outage time (in minutes) that the utility considers for the calculation of SAIDI/SAIFI	1.0
<b>Mechanisms for monitoring outages (0-1)</b>	1
Does the distribution utility use automated tools to monitor outages?	Yes
<b>Mechanisms for restoring service (0-1)</b>	1
Does the distribution utility use automated tools to restore service?	Yes
<b>Regulatory monitoring (0-1)</b>	1
Does a regulator—that is, an entity separate from the utility—monitor the utility's performance on reliability of supply?	Yes
<b>Financial deterrents aimed at limiting outages (0-1)</b>	1
Does the utility either pay compensation to customers or face fines by the regulator (or both) if outages exceed a certain cap?	Yes
<b>Communication of tariffs and tariff changes (0-1)</b>	1
Are effective tariffs available online?	Yes
Link to the website, if available online	<a href="https://www.origineenergy.com.au/content/dam/origin/business/Documents/energy-price-fact-sheets/nsw/1July2017/NSW_Electricity_Small%20Business_Essential%20Energy_Standard%20Published%20Rate.PDF">https://www.origineenergy.com.au/content/dam/origin/business/Documents/energy-price-fact-sheets/nsw/1July2017/NSW_Electricity_Small%20Business_Essential%20Energy_Standard%20Published%20Rate.PDF</a>
Are customers notified of a change in tariff ahead of the billing cycle?	Yes

**Note:**

If the duration and frequency of outages is 100 or less, the economy is eligible to score on the Reliability of supply and transparency of tariff index.

If the duration and frequency of outages is not available, or is over 100, the economy is not eligible to score on the index.

If the minimum outage time considered for SAIDI/SAIFI is over 5 minutes, the economy is not eligible to score on the index.

## Registering Property

This topic examines the steps, time and cost involved in registering property, assuming a standardized case of an entrepreneur who wants to purchase land and a building that is already registered and free of title dispute. In addition, the topic also measures the quality of the land administration system in each economy. The quality of land administration index has five dimensions: reliability of infrastructure, transparency of information, geographic coverage, land dispute resolution, and equal access to property rights. The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

### What the indicators measure

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

- Preregistration procedures (for example, checking for liens, notarizing sales agreement, paying property transfer taxes)
- Registration procedures in the economy's largest business city.
- Postregistration procedures (for example, filling title with municipality)

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

- Does not include time spent gathering information
- Each procedure starts on a separate day - though procedures that can be fully completed online are an exception to this rule
- Procedure is considered completed once final document is received
- No prior contact with officials

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

- Official costs only (such as administrative fees, duties and taxes).
- Value Added Tax, Capital Gains Tax and illicit payments are excluded

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

- Reliability of infrastructure index (0-8)
- Transparency of information index (0-6)
- Geographic coverage index (0-8)
- Land dispute resolution index (0-8)
- Equal access to property rights index (-2-0)

### Case study assumptions

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 (or the legal equivalent).
- Are located in the periurban area of the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Are 100% domestically and privately owned.
- Have 50 employees each, all of whom are nationals.
- Perform general commercial activities.

#### The property (fully owned by the seller):

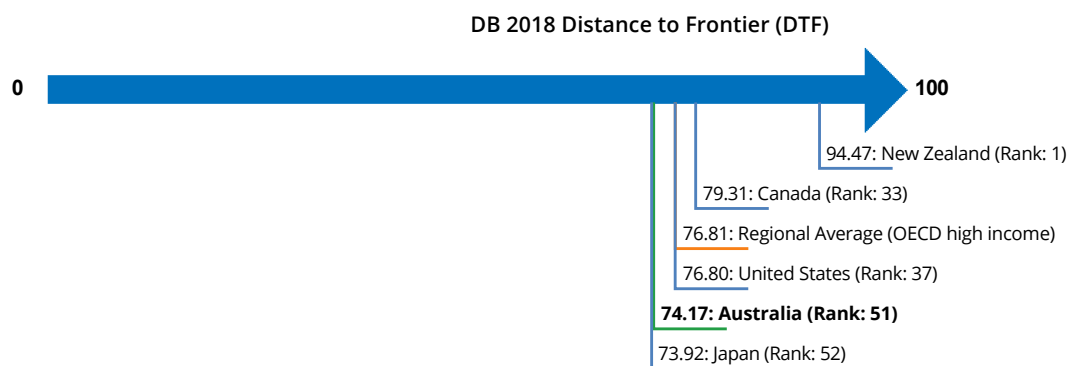
- Has a value of 50 times income per capita, which equals the sale price.
- Is fully owned by the seller.
- Has no mortgages attached and has been under the same ownership for the past 10 years.
- Is registered in the land registry or cadastre, or both, and is free of title disputes.
- Is located in a periurban commercial zone, and no rezoning is required.
- Consists of land and a building. The land area is 557.4 square meters (6,000 square feet). A two-story warehouse of 929 square meters (10,000 square feet) is located on the land. The warehouse is 10 years old, is in good condition, has no heating system and complies with all safety standards, building codes and legal requirements. The property, consisting of land and building, will be transferred in its entirety.
- Will not be subject to renovations or additional construction following the purchase.
- Has no trees, natural water sources, natural reserves or historical monuments of any kind.
- Will not be used for special purposes, and no special permits, such as for residential use, industrial plants, waste storage or certain types of agricultural activities, are required.
- Has no occupants, and no other party holds a legal interest in it.

## Standard Property Transfer

Property value	AUD 3,369,428.50
City Covered	Sydney

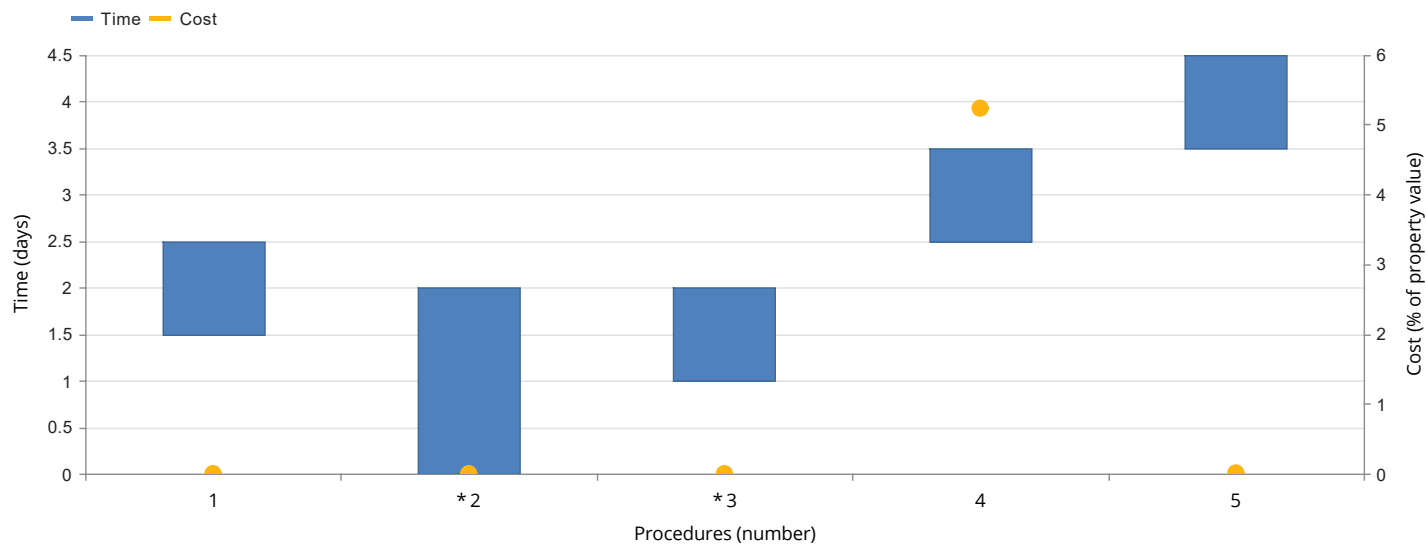
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Procedures (number)	5	4.6	4.6	1.00 (4 Economies)
Time (days)	4.5	22.3	22.3	1.00 (3 Economies)
Cost (% of property value)	5.2	4.2	4.2	0.00 (5 Economies)
Quality of the land administration index (0-30)	20.0	22.7	22.7	29.00 (Singapore)

Figure – Registering Property in Australia and comparator economies – Ranking and DTF



Note: 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.

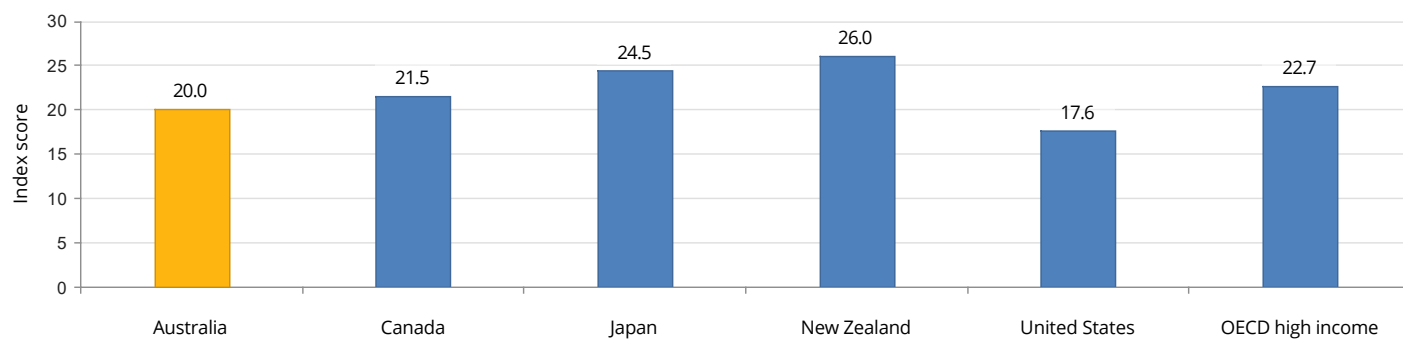
Figure – Registering Property in Australia – Procedure, Time and Cost



\* This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the Doing Business website (<http://www.doingbusiness.org/methodology>). For details on the procedures reflected here, see the summary below.

Figure – Registering Property in Australia and comparator economies – Measure of Quality



## Details – Registering Property in Australia – Procedure, Time and Cost

No.	Procedure	Time to Complete	Associated Costs
1	<p><b>File for a title search certificate, land tax certificate, deposited plans, easements and covenants recorded on the title from the Land and Property Information Department</b></p> <p>Agency : Land and Property Information (Division of the Department of Finance, Service and Innovation of New South Wales Government )</p> <p>The seller is responsible for obtaining a title search, plans (known as Deposited Plans), easements and covenants recorded on title from the Land and Property Information department, according to by law, the Conveyancing Act 1919 and the Conveyancing (Sale of Land) Regulation 2005. These documents must be attached to the sale contract (prescribed documents); failure to do so may entitle the purchaser to rescind the contract.</p>	Less than a day (online procedure and simultaneous with Procedures 2 and 3)	AUD 40.7 for online title search, land tax certificate, online plans, easements and covenants
⇒ 2	<p><b>File for a zoning certificate from the Municipal Council</b></p> <p>Agency : Municipal Council (City of Sidney)</p> <p>The seller is responsible for obtaining a Zoning Certificate from the Municipal Council. This document must be attached to the Contract for Sale (prescribed documents). A Building Certificate can also be obtained from the Municipal Council, but it is not mandatory. Certain municipal councils now process applications through the internet and deliver Zoning Certificates electronically. In the case of Sidney, it is possible to request a certificate online at <a href="https://online.cityofsydney.nsw.gov.au/Certificates">https://online.cityofsydney.nsw.gov.au/Certificates</a>, and it is possible to receive it by email.</p>	2 days (about 7 days to return by post) (simultaneous with Procedures 1 and 3)	AUD 53
⇒ 3	<p><b>File for a drainage diagram from the local water authority</b></p> <p>Agency : Local water authority (Sydney Water)</p> <p>The seller is responsible for obtaining a Drainage Diagram from the water authority. This document must be attached to the contract for sale (prescribed documents). This document can be obtained online at <a href="http://www.sydneywater.com.au/tapin/index.htm">http://www.sydneywater.com.au/tapin/index.htm</a></p>	1 day (can be done online, then wait 7 days for return by post) (simultaneous with Procedures 1 and 2)	AUD 19.89

#### 4 Stamp contract with ad valorem stamp duty (i.e. according to value) at the Office of State Revenue

Agency : NSW Office of State Revenue

If there are no outstanding interests in the property, then the solicitor for the buyer (if one is used) prepares a Transfer form (obtained from the Land and Property Information Division ("LPI"), also available online) for execution by the seller. The transfer may also be completed by the buyer.

The Transfer form (and others) are available in a PDF format on the LPI website at:

[http://www.lpma.nsw.gov.au/land\\_property\\_information](http://www.lpma.nsw.gov.au/land_property_information)

The forms are interactive with popup notes to assist with their completion. The contract is sent to the Office of State Revenue and stamp duty is paid (by purchaser). If stamping of the Contract does not occur within 3 months of exchange penalty duty is payable on the amount of stamp duty payable at the rate of 15.75% per annum.

Where the dutiable value of residential land exceeds AUD 3 million, the duty payable is: AUD 150,490 plus AUD 7 for every AUD 100, or part, that exceeds AUD 3 million.

Transfers also incur Fixed Stamp Duty costs totaling \$20: \$10 each for the stamping of the Real Property Transfer (counterpart contract and Transfer of Land form).

1 day (over the counter, can be done online as well)

Stamp duty, according to the following schedule of tariffs :

Below AUD 14,000, the fee is 1.25% of property value of property  
Between AUD 14,001 and AUD 30,000, the fee is AUD 175 + 1.5% of excess over AUD 14,000  
Between AUD 30,001 and AUD 80,000, the fee is AUD 415 + 1.75% of excess over AUD 30,000  
Between AUD 80,001 and AUD 300,000, the fee is AUD 1,290 + 3.5% of excess over AUD 80,000  
Between AUD 300,001 and 1,000,000, the fee is AUD 8,990 + 4.5% of excess over AUD 300,000  
Between AUD 1,000,001 - 3,000,000, the fee is AUD 40,490 + 5.5% of excess over AUD 1,000,000  
Over 3,000,000, the fee is AUD 150,490.00 + 7% of excess over AUD 3,000,000  
Transfers also incur Fixed Stamp Duty costs totaling AUD 20



## 5 Notice of Sale, Transfer of Land form and Certificate of Title are lodged with Land and Property Information by the buyer

Agency : Land and Property Information Division (NSW)

The Transfer of Land form and Certificate of Title (owner's copy) are then sent to the Land and Property Information Division for registration ("LPI"). This form is used by LPI to notify the local council, water supply authority and relevant rating authorities of changes in ownership of the properties. Legislation requires this form to be lodged in all cases where the registered proprietor name on title changes, including a change of name. Customers are able to complete and lodge notices of sale (NOS) online using LPI's electronic notice of sale form (eNOS) available online (<https://shop.lpi.nsw.gov.au/wps/portal/enos/menu.pl>) or hard copy versions can be obtained from our Sydney office or law stationers. Once a dealing is registered the local council, water supply authority and relevant rating authorities are automatically informed of the change and their records are updated.

1 day—minutes  
face to face, up to 2  
days bulk  
lodgment. Notice  
can be submitted  
online as well

AUD 219 for lodging  
a transfer of  
ownership

⇒ Takes place simultaneously with previous procedure.

## Details – Registering Property in Australia – Measure of Quality

	Answer	Score
<b>Quality of the land administration index (0-30)</b>		<b>20.0</b>
<b>Reliability of infrastructure index (0-8)</b>		<b>7.0</b>
What is the institution in charge of immovable property registration?	Land and Property Information (New South Wales)	
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
Is there an electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	Yes	1.0
Institution in charge of the plans showing legal boundaries in the largest business city:	Land and Property Information (New South Wales)	
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/Fully digital	2.0
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)?	Yes	1.0
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases?	Different databases but linked	1.0
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties?	Yes	1.0
<b>Transparency of information index (0-6)</b>		<b>3.5</b>
Who is able to obtain information on land ownership at the agency in charge of immovable property registration in the largest business city?	Anyone who pays the official fee	1.0
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
Link for online access:	<a href="http://www.lpi.nsw.gov.au/plan_and_title_registration/plan_and_dealing_statistics">http://www.lpi.nsw.gov.au/plan_and_title_registration/plan_and_dealing_statistics</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, online	0.5

Link for online access:

[http://www.lpi.nsw.gov.au/\\_data/assets/pdf\\_file/0009/203121/2015\\_06\\_LPI\\_fee\\_changes\\_from\\_1\\_July\\_2015.pdf](http://www.lpi.nsw.gov.au/_data/assets/pdf_file/0009/203121/2015_06_LPI_fee_changes_from_1_July_2015.pdf)

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?

No

0.0

Link for online access:

Is there a specific and separate mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration?

No

0.0

Contact information:

Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency?

Yes

0.5

Number of property transfers in the largest business city in 2015:

218256.0

Who is able to consult maps of land plots in the largest business city?

Anyone who pays the official fee

0.5

Is the applicable fee schedule for accessing maps of land plots made publicly available—and if so, how?

Yes, online

0.5

Link for online access:

[https://shop.lpi.nsw.gov.au/wps/portal/lpma/lpi-shop/searches/products/ut/p/b1/04\\_SjzQ0NjAyM7ewNLHUj9CPykssy0xPLMnMz0vMAfGjzOKDnZxCTR0NzQwNzJ1dDDwNzfxMnEMNvXxDfWUDU\\_P0c6McFQF8YVWk/#](https://shop.lpi.nsw.gov.au/wps/portal/lpma/lpi-shop/searches/products/ut/p/b1/04_SjzQ0NjAyM7ewNLHUj9CPykssy0xPLMnMz0vMAfGjzOKDnZxCTR0NzQwNzJ1dDDwNzfxMnEMNvXxDfWUDU_P0c6McFQF8YVWk/#)

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

Link for online access:

Is there a specific and separate mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency?

No

0.0

Contact information:

**Geographic coverage index (0–8)****4.0**

Are all privately held land plots in the economy formally registered at the immovable property registry?	No	0.0
Are all privately held land plots in the largest business city formally registered at the immovable property registry?	Yes	2.0
Are all privately held land plots in the economy mapped?	No	0.0
Are all privately held land plots in the largest business city mapped?	Yes	2.0
<b>Land dispute resolution index (0–8)</b>		<b>5.5</b>
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
Is the system of immovable property registration subject to a state or private guarantee?	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
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
If yes, who is responsible for checking the legality of the documents?	Registrar; Lawyer.	
Does the legal system require verification of the identity of the parties to a property transaction?	Yes	0.5
If yes, who is responsible for verifying the identity of the parties?	Registrar; Lawyer.	
Is there a national database to verify the accuracy of identity documents?	No	0.0
For a standard land dispute between two local 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?	Supreme Court of New South Wales	
How long does it take on average to obtain a decision from the first-instance court for such a case (without appeal)?	Between 1 and 2 years	2.0
Are there any statistics on the number of land disputes in the first instance?	No	0.0
Number of land disputes in the largest business city in 2015:		
<b>Equal access to property rights index (-2–0)</b>		<b>0.0</b>
Do unmarried men and unmarried women have equal ownership rights to property?	Yes	0.0
Do married men and married women have equal ownership rights to property?	Yes	0.0

## Getting Credit

This topic explores two sets of issues—the strength of credit reporting systems and the effectiveness of collateral and bankruptcy laws in facilitating lending. The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

### What the indicators measure

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

- Rights of borrowers and lenders through collateral laws (0–10)
- Protection of secured creditors' rights through bankruptcy laws (0–2)

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

- Scope and accessibility of credit information distributed by credit bureaus and credit registries (0–8)

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

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

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

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

### Case study assumptions

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 the degree to which collateral and bankruptcy laws protect the rights of borrowers and lenders and thus facilitate lending. For each economy it is first determined whether a unitary secured transactions system exists. Then two case scenarios, case A and case B, are used to determine how a nonpossessory security interest is created, publicized and enforced according to the law. Special emphasis is given to how the collateral registry operates (if registration of security interests is possible). The case scenarios involve a secured borrower, company ABC, and a secured lender, BizBank.

In some economies the legal framework for secured transactions will allow only case A or case B (not both) to apply. Both cases examine the same set of legal provisions relating to the use of movable collateral.

#### Several assumptions about the secured borrower (ABC) and lender (BizBank) are used:

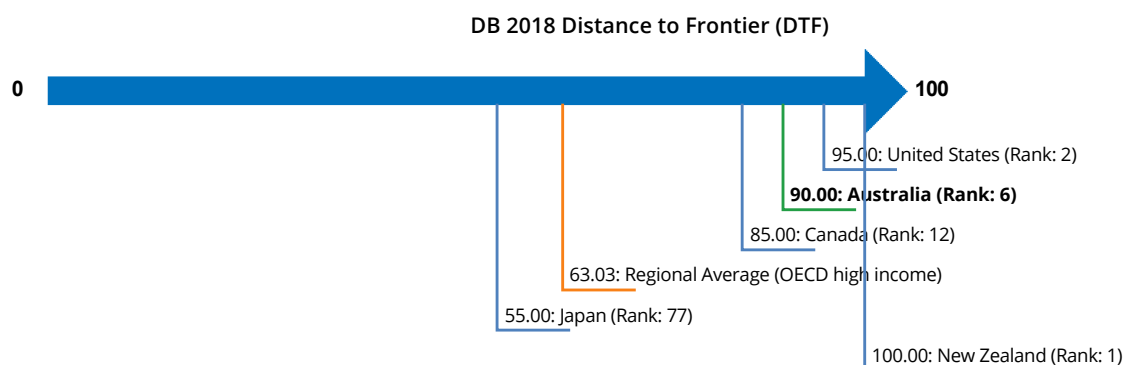
- ABC is a domestic limited liability company (or its legal equivalent).
- ABC has up to 50 employees.
- ABC has its headquarters and only base of operations in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Both ABC and BizBank are 100% domestically owned.

The case scenarios also involve assumptions. In case A, as collateral for the loan, ABC grants BizBank a nonpossessory security interest in one category of movable assets, for example, its machinery or its inventory. ABC wants to keep both possession and ownership of the collateral. In economies where the law does not allow nonpossessory security interests in movable property, ABC and BizBank use a fiduciary transfer-of-title arrangement (or a similar substitute for nonpossessory security interests).

In case B, ABC grants BizBank a business charge, enterprise charge, floating charge or any charge that gives BizBank a security interest over ABC's combined movable assets (or as much of ABC's movable assets as possible). ABC keeps ownership and possession of the assets.

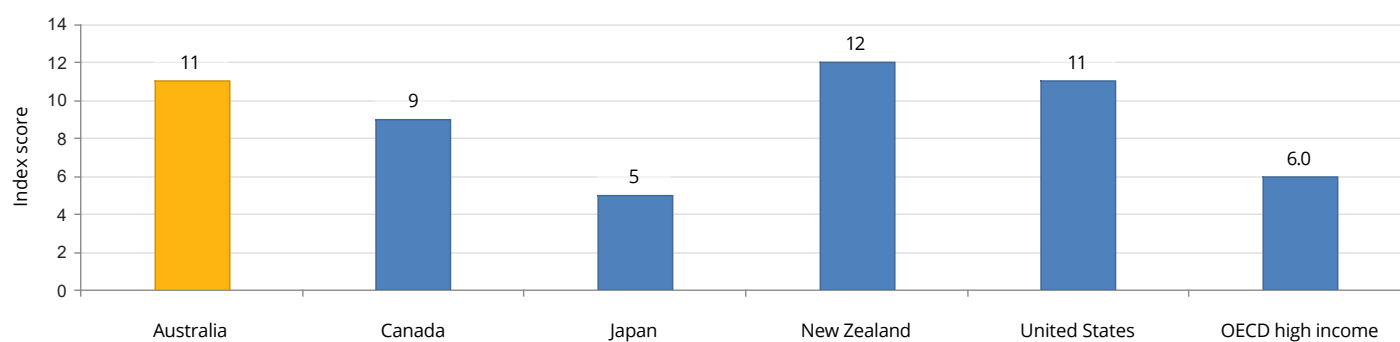
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Strength of legal rights index (0-12)	11	6.0	6.0	12.00 (4 Economies)
Depth of credit information index (0-8)	7	6.6	6.6	8.00 (34 Economies)
Credit registry coverage (% of adults)	0.0	18.3	18.3	100.00 (3 Economies)
Credit bureau coverage (% of adults)	100.0	63.7	63.7	100.00 (23 Economies)

**Figure – Getting Credit in Australia and comparator economies – Ranking and DTF**



Note: 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 sum of the strength of legal rights index and the depth of credit information index.

**Figure – Legal Rights in Australia and comparator economies**



## Details – Legal Rights in Australia

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

11

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? Yes

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? Yes

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

May a security right extend to future or after-acquired assets, and does it extend automatically to the products, proceeds or replacements of the original assets? Yes

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

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? Yes

Does a notice-based collateral registry exist in which all functional equivalents can be registered? Yes

Does a modern collateral registry exist in which registrations, amendments, cancellations and searches can be performed online by any interested third party? Yes

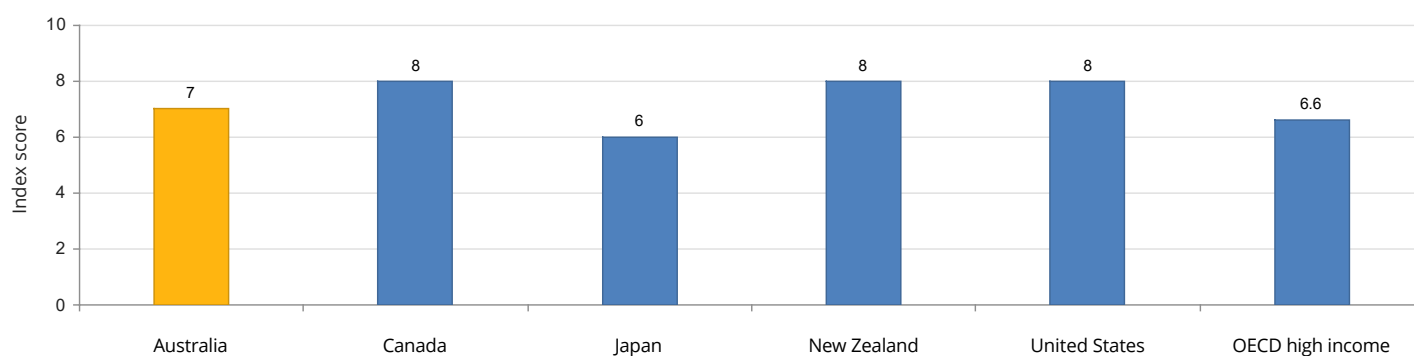
Are secured creditors paid first (i.e. before tax claims and employee claims) when a debtor defaults outside an insolvency procedure? Yes

Are secured creditors paid first (i.e. before tax claims and employee claims) when a business is liquidated? 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

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 or private tender, as well as, for the secured creditor to keep the asset in satisfaction of the debt? Yes

Figure – Credit Information in Australia and comparator economies



## Details – Credit Information in Australia

Depth of credit information index (0-8)	Credit bureau	Credit registry	Score
Are data on both firms and individuals distributed?	Yes	No	1
Are both positive and negative credit data distributed?	No	No	0
Are data from retailers or utility companies - in addition to data from banks and financial institutions - distributed?	Yes	No	1
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.)	Yes	No	1
Are data on loan amounts below 1% of income per capita distributed?	Yes	No	1
By law, do borrowers have the right to access their data in the credit bureau or credit registry?	Yes	No	1
Can banks and financial institutions access borrowers' credit information online (for example, through an online platform, a system-to-system connection or both)?	Yes	No	1
Are bureau or registry credit scores offered as a value-added service to help banks and financial institutions assess the creditworthiness of borrowers?	Yes	No	1

## Score ("yes" to either public bureau or private registry)

7

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 individuals	18,423,000	0
Number of firms	5,562,000	0
Total	23,985,000	0
<b>Percentage of adult population</b>	<b>100.0</b>	<b>0.0</b>



## Protecting Minority Investors

This topic measures the strength of minority shareholder protections against misuse of corporate assets by directors for their personal gain as well as shareholder rights, governance safeguards and corporate transparency requirements that reduce the risk of abuse. The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

### What the 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 minority investor protection index (0–10):** Simple average of the extent of conflict of interest regulation and extent of shareholder governance indices

### Case study assumptions

To make the data comparable across economies, a case study uses several assumptions about the business and the transaction.

#### The business (Buyer):

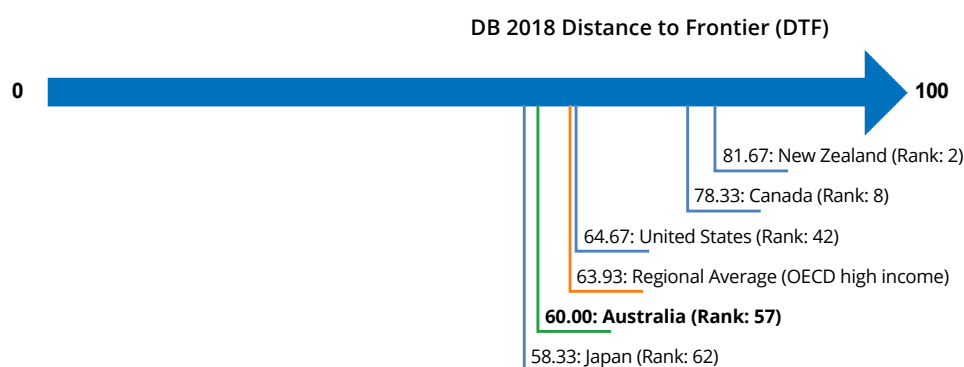
- Is a publicly traded corporation listed on the economy's most important stock exchange. If the number of publicly traded companies listed on that exchange is less than 10, or if there is no stock exchange in the economy, it is assumed that Buyer is a large private company with multiple shareholders.
- 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.
- Has a supervisory board (applicable to economies with a two-tier board system) on which 60% of the shareholder-elected members have been appointed by Mr. James, who is Buyer's controlling shareholder and a member of Buyer's board of directors.
- Has not adopted any bylaws or articles of association that differ from default minimum standards and does not follow any nonmandatory codes, principles, recommendations or guidelines relating to corporate governance.
- Is a manufacturing company with its own distribution network.

#### The transaction involves the following details:

- Mr. James owns 60% of Buyer and elected two directors to Buyer's five-member board.
- Mr. James also owns 90% of Seller, a company that operates a chain of retail hardware stores. Seller recently closed a large number of its stores.
- Mr. James proposes that Buyer purchase Seller's unused fleet of trucks to expand Buyer's distribution of its food products, a proposal to which Buyer agrees. The price is equal to 10% of Buyer's assets and is higher than the market value.
- The proposed transaction is part of the company's ordinary course of business and is not outside the authority of the company.
- Buyer enters into the transaction. All required approvals are obtained, and all required disclosures made (that is, the transaction is not fraudulent).
- The transaction causes damages to Buyer. Shareholders sue Mr. James and the other parties that approved the transaction.

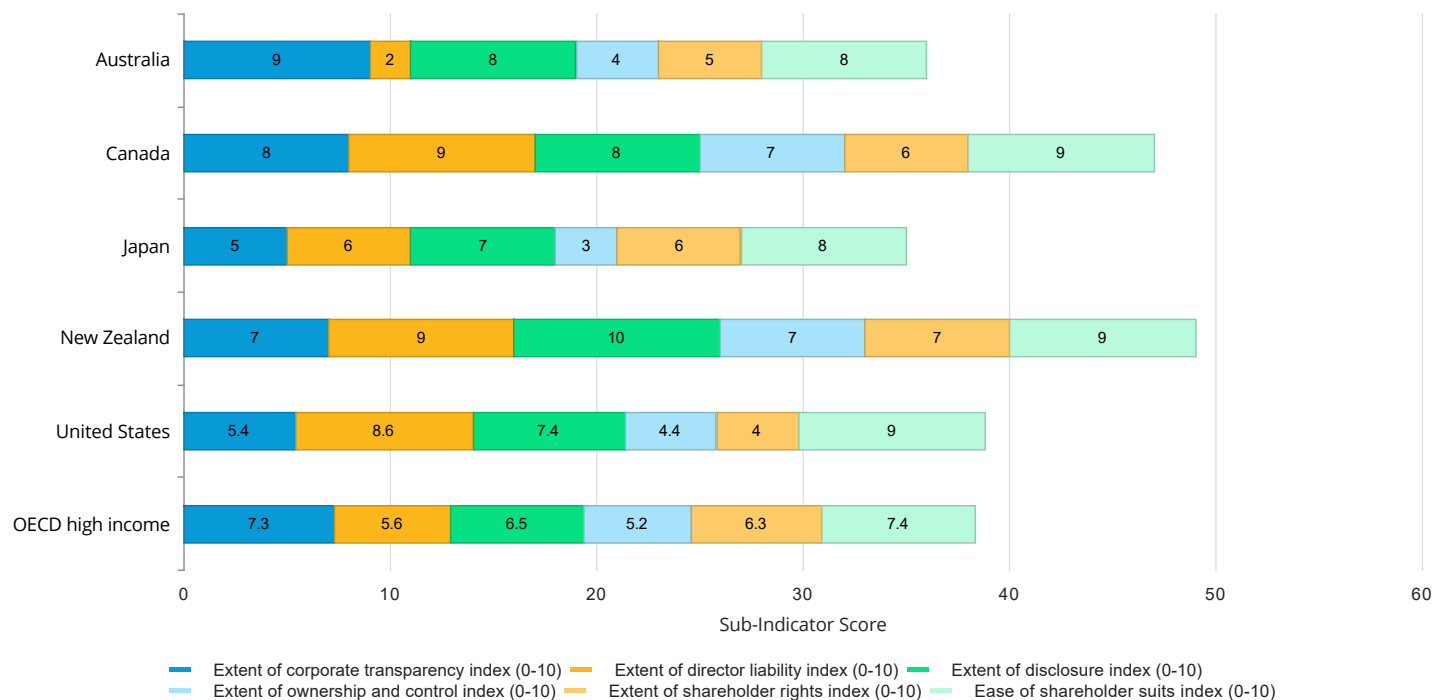
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Extent of conflict of interest regulation index (0-10)	6	6.4	6.4	9.3 (New Zealand)
Extent of shareholder governance index (0-10)	6	6.4	6.4	9.00 (Kazakhstan)

**Figure – Protecting Minority Investors in Australia and comparator economies – Ranking and DTF**



Note: 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.

**Figure – Protecting Minority Investors in Australia and comparator economies – Measure of Quality**



## Details – Protecting Minority Investors in Australia – Measure of Quality

	Answer	Score
<b>Extent of conflict of interest regulation index (0-10)</b>		<b>6</b>
<b>Extent of disclosure index (0-10)</b>		<b>8</b>
Which corporate body is legally sufficient to approve the Buyer-Seller transaction? (0-3)	Shareholders excluding interested parties	3.0
Must an external body review the terms of the transaction before it takes place? (0-1)	Yes	1.0
Must Mr. James disclose his conflict of interest to the board of directors? (0-2)	Full disclosure of all material facts	2.0
Must Buyer disclose the transaction in published periodic filings (annual reports)? (0-2)	Disclosure on the transaction only	1.0
Must Buyer immediately disclose the transaction to the public and/or shareholders? (0-2)	Disclosure on the transaction only	1.0
<b>Extent of director liability index (0-10)</b>		<b>2</b>
Can shareholders representing 10% of Buyer's share capital sue directly or derivatively for the damage the transaction caused to Buyer? (0-1)	Yes	1.0
Can shareholders hold the interested director liable for the damage the transaction caused to Buyer? (0-2)	Not liable	0.0
Can shareholders hold the other directors liable for the damage the transaction caused to Buyer? (0-2)	Liable if negligent	1.0
Must Mr. James pay damages for the harm caused to Buyer upon a successful claim by shareholders? (0-1)	No	0.0
Must Mr. James repay profits made from the transaction upon a successful claim by shareholders? (0-1)	No	0.0
Is Mr. James disqualified or fined and imprisoned upon a successful claim by shareholders? (0-1)	No	0.0
Can a court void the transaction upon a successful claim by shareholders? (0-2)	Only in case of fraud or bad faith	0.0
<b>Ease of shareholder suits index (0-10)</b>		<b>8</b>
Before suing can shareholders representing 10% of Buyer's share capital inspect the transaction documents? (0-1)	No	0.0
Can the plaintiff obtain any documents from the defendant and witnesses at trial? (0-3)	Any relevant document	3.0

Can the plaintiff request categories of documents from the defendant without identifying specific ones? (0-1)	Yes	1.0
Can the plaintiff directly question the defendant and witnesses at trial? (0-2)	Yes	2.0
Is the level of proof required for civil suits lower than that of criminal cases? (0-1)	Yes	1.0
Can shareholder plaintiffs recover their legal expenses from the company? (0-2)	Yes if successful	1.0
<b>Extent of shareholder governance index (0-10)</b>		<b>6</b>
<b>Extent of shareholder rights index (0-10)</b>		<b>5</b>
Does the sale of 51% of Buyer's assets require shareholder approval?	Yes	1.0
Can shareholders representing 10% of Buyer's share capital call for a meeting of shareholders?	Yes	1.0
Must Buyer obtain its shareholders' approval every time it issues new shares?	No	0.0
Do shareholders automatically receive preemption rights every time Buyer issues new shares?	No	0.0
Must shareholders approve the election and dismissal of the external auditor?	Yes	1.0
Are changes to the rights of a class of shares only possible if the holders of the affected shares approve?	Yes	1.0
Assuming that Buyer is a limited company, does the sale of 51% of its assets require member approval?	No	0.0
Assuming that Buyer is a limited company, can members representing 10% call for a meeting of members?	Yes	1.0
Assuming that Buyer is a limited company, must all members consent to add a new member?	No	0.0
Assuming that Buyer is a limited company, must a member first offer to sell their interest to the existing members before they can sell to non-members?	No	0.0
<b>Extent of ownership and control index (0-10)</b>		<b>4</b>
Is it forbidden to appoint the same individual as CEO and chair of the board of directors?	No	0.0
Must the board of directors include independent and nonexecutive board members?	No	0.0
Can shareholders remove members of the board of directors without cause before the end of their term?	Yes	1.0
Must the board of directors include a separate audit committee exclusively comprising board members?	No	0.0
Must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	Yes	1.0
Must Buyer pay declared dividends within a maximum period set by law?	No	0.0

Is a subsidiary prohibited from acquiring shares issued by its parent company?	Yes	1.0
Assuming that Buyer is a limited company, must Buyer have a mechanism to resolve disagreements among members?	Yes	1.0
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
Assuming that Buyer is a limited company, must Buyer distribute profits within a maximum period set by law?	No	0.0
<b>Extent of corporate transparency index (0-10)</b>		<b>9</b>
Must Buyer disclose direct and indirect beneficial ownership stakes representing 5%?	Yes	1.0
Must Buyer disclose information about board members' primary employment and directorships in other companies?	Yes	1.0
Must Buyer disclose the compensation of individual managers?	Yes	1.0
Must a detailed notice of general meeting be sent 21 days before the meeting?	Yes	1.0
Can shareholders representing 5% of Buyer's share capital put items on the general meeting agenda?	Yes	1.0
Must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0
Must Buyer disclose its audit reports to the public?	Yes	1.0
Assuming that Buyer is a limited company, must members meet at least once a year?	No	0.0
Assuming that Buyer is a limited company, can members representing 5% put items on the meeting agenda?	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

## Paying Taxes

This topic records the taxes and mandatory contributions that a medium-size company must pay or withhold in a given year, as well as measures the administrative burden in paying taxes and contributions. The most recent round of data collection for the project was completed on June 30, 2017 covering for the Paying Taxes indicator calendar year 2016 (January 1, 2016 – December 31, 2016).

Last year (Doing Business 2017) the scope of data collection was expanded to better understand the overall tax environment in an economy. The questionnaire was expanded to include new questions on post-filing processes: VAT refund and tax audit. The data shows where postfiling processes and practices work efficiently and what drives the differences in the overall tax compliance cost across economies.

The new section covers both the legal framework and the administrative burden on businesses to comply with postfiling processes.

[See the methodology for more information.](#)

### What the indicators measure

#### Tax payments for a manufacturing company in 2016 (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, computing tax payable
- Completing tax return, filing with agencies
- Arranging payment or withholding
- Preparing separate tax accounting books, if required

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

- Profit or corporate income tax
- Social contributions, labor taxes paid by employer
- Property and property transfer taxes
- Dividend, capital gains, financial transactions taxes
- Waste collection, vehicle, road and other taxes

#### Postfiling Index

- Time to comply with a VAT refund
- Time to receive a VAT refund
- Time to comply with a corporate income tax audit
- Time to complete a corporate income tax audit

### Case study assumptions

Using a case scenario, Doing Business records taxes and mandatory contributions a medium size company must pay in a year, and measures the administrative burden of paying taxes, contributions and dealing with postfiling processes. Information is also compiled on frequency of filing and payments, time taken to comply with tax laws, time taken to comply with the requirements of postfiling processes and time waiting.

To make data comparable across economies, several assumptions are used:

- TaxpayerCo is a medium-size business that started operations on January 1, 2015. It produces ceramic flowerpots and sells them at retail. All taxes and contributions recorded are paid in the second year of operation (calendar year 2016). Taxes and mandatory contributions are measured at all levels of government.

#### The VAT refund process:

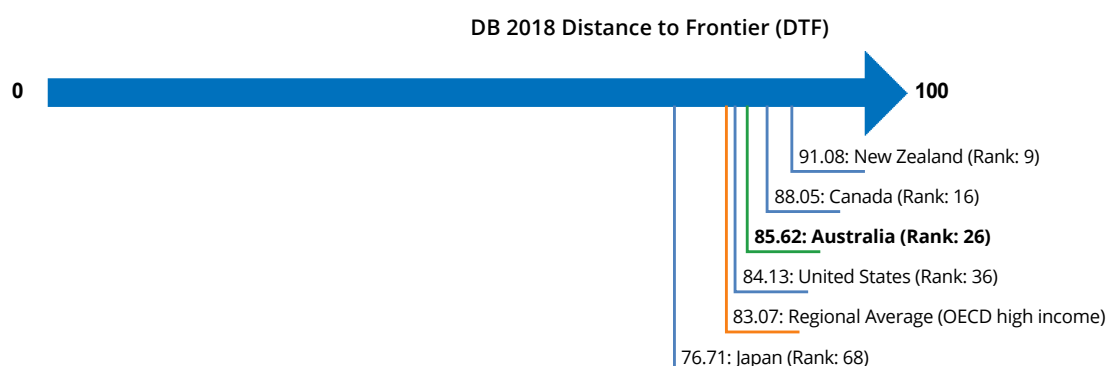
- In June 2016, TaxpayerCo. makes a large capital purchase: the value of the machine is 65 times income per capita of the economy. Sales are equally spread per month (1,050 times income per capita divided by 12) and cost of goods sold are equally expensed per month (875 times income per capita divided by 12). The machinery seller is registered for VAT and excess input VAT incurred in June will be fully recovered after four consecutive months if the VAT rate is the same for inputs, sales and the machine and the tax reporting period is every month. Input VAT will exceed Output VAT in June 2016.

#### The corporate income tax audit process:

- An error in calculation of income tax liability (for example, use of incorrect tax depreciation rates, or incorrectly treating an expense as tax deductible) leads to an incorrect income tax return and a corporate income tax underpayment. TaxpayerCo. discovered the error and voluntarily notified the tax authority. The value of the underpaid income tax liability is 5% of the corporate income tax liability due. TaxpayerCo. submits corrected information after the deadline for submitting the annual tax return, but within the tax assessment period.

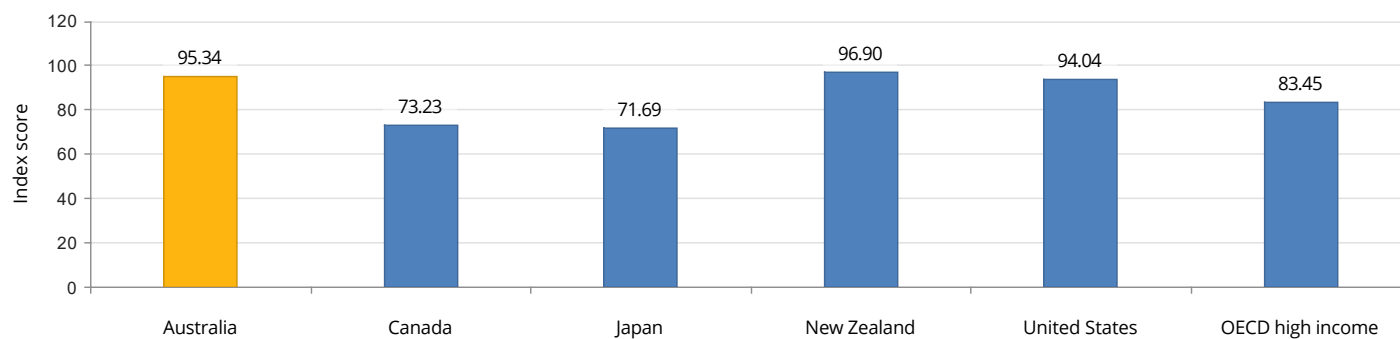
Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Payments (number per year)	11	10.9	10.9	3 (Hong Kong SAR, China)
Time (hours per year)	105	160.7	160.7	55 (Luxembourg)
Total tax and contribution rate (% of profit)	47.5	40.1	40.1	18.47% (32 Economies)
Postfiling index (0-100)	95.34	83.45	83.45	99.38 (Estonia)

**Figure – Paying Taxes in Australia and comparator economies – Ranking and DTF**



Note: 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 four component indicators – number of tax payments, time, total tax rate and postfiling index – with a threshold and a nonlinear transformation applied to one of the component indicators, the total tax rate. 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.

Figure – Paying Taxes in Australia and comparator economies – Measure of Quality



## Details – Paying Taxes in Australia

Tax or mandatory contribution	Payments (number)	Notes on Payments	Time (hours)	Statutory tax rate	Tax base	Total tax and contribution rate (% of profit)	Notes on TTR
Corporate income tax	1	Online	37	30%	taxable profits	26.02	
Superannuation guarantee	1	Online	18	9.5%	gross salaries	10.72	
Payroll tax	1	Online		5.45%	total payroll	5.18	
Worker's compensation	1			3.489%	gross salaries	4.17	
Fringe benefits tax	1	online and jointly		49%	Grossedup taxable value of fringe benefits	1.08	
Land tax	1	Online		100 plus 1.6 cents for each \$A exceeding \$549,000	unimproved land value	0.11	
Municipal tax	1	Online		fixed fee (A\$3,725)		0.10	
Tax on insurance contracts	1			9%	insurance premium	0.10	
Vehicle tax	1			fixed fee (\$A896 for each vehicle)		0.05	
Value added tax (GST)	1	Online	50	10%	value added	0.00	not included
Fuel tax	1				liters of fuel	0.00	small amount
<b>Totals</b>	<b>11</b>		<b>105</b>			<b>47.5</b>	



**Details – Paying Taxes in Australia – Tax by Type**

Taxes by type	Answer
Profit tax (% of profit)	26.0
Labor tax and contributions (% of profit)	21.1
Other taxes (% of profit)	0.4

**Details – Paying Taxes in Australia – Measure of Quality**

	Answer	Score
<b>Postfiling index (0-100)</b>		<b>95.34</b>
<b>VAT refunds</b>		
Does VAT exist?	Yes	
Does a VAT refund process exist per the case study?	Yes	
Restrictions on VAT refund process	None	
Percentage of cases exposed to a VAT audit (%)	50% - 74%	
Is there a mandatory carry forward period?	No	
Time to comply with VAT refund (hours)	4.5	91
Time to obtain a VAT refund (weeks)	8.0	90.83
<b>Corporate income tax audits</b>		
Does corporate income tax exist?	Yes	
Percentage of cases exposed to a corporate income tax audit (%)	0% - 24%	
Time to comply with a corporate income tax audit (hours)	1.8	99.54
Time to complete a corporate income tax audit (weeks)	No tax audit per case study scenario	100

**Notes:** Names of taxes have been standardized. For instance income tax, profit tax, tax on company's income are all named corporate income tax in this table.

The hours for VAT include all the VAT and sales taxes applicable.

The hours for Social Security include all the hours for labor taxes and mandatory contributions in general.

The postfiling index is the average of the scores on time to comply with VAT refund, time to obtain a VAT refund, time to comply with a corporate income tax audit and time to complete a corporate income tax audit.

N/A = Not applicable.

## Trading across Borders

Doing Business records the time and cost associated with the logistical process of exporting and importing goods. 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 most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

Given the importance of trade digitalization, in Doing Business 2018, the Trading across Borders questionnaire included research questions on the availability and status of implementation of Electronic Data Interchange (EDI) and Single Window (SW) systems. With this information, Doing Business built a comprehensive dataset on the adoption and level of sophistication of electronic platforms in 190 economies. These data are not used to compute the distance to frontier score or ranking of the ease of doing business. The new dataset on EDI and SW systems is available [here](#).

### What the indicators measure

#### Documentary compliance

- Obtaining, preparing and submitting documents during transport, clearance, inspections and port or border handling in origin economy
- Obtaining, preparing and submitting documents required by destination economy and any transit economies
- Covers all documents required by law and in practice, including electronic submissions of information

#### Border compliance

- Customs clearance and inspections
- Inspections by other agencies (if applied to more than 20% of shipments)
- Handling and inspections that take place at the economy's port or border

#### Domestic transport

- Loading or unloading of the shipment at the warehouse or port/border
- Transport between warehouse and port/border
- Traffic delays and road police checks while shipment is en route

### Case study assumptions

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

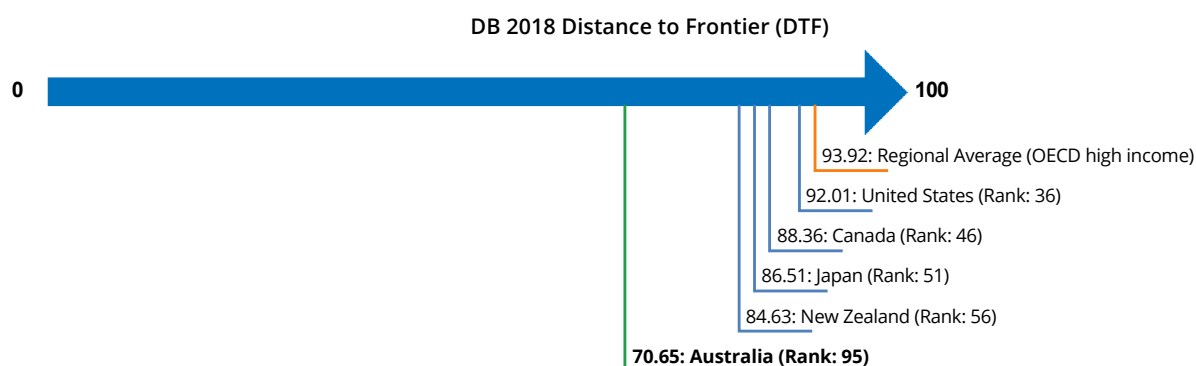
**Time:** Time is measured in hours, and 1 day is 24 hours (for example, 22 days are recorded as  $22 \times 24 = 528$  hours). If customs clearance takes 7.5 hours, the data are recorded as is. Alternatively, suppose documents are submitted to a customs agency at 8:00a.m., are processed overnight and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

**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. Contributors are private sector experts in international trade logistics and are informed about exchange rates.

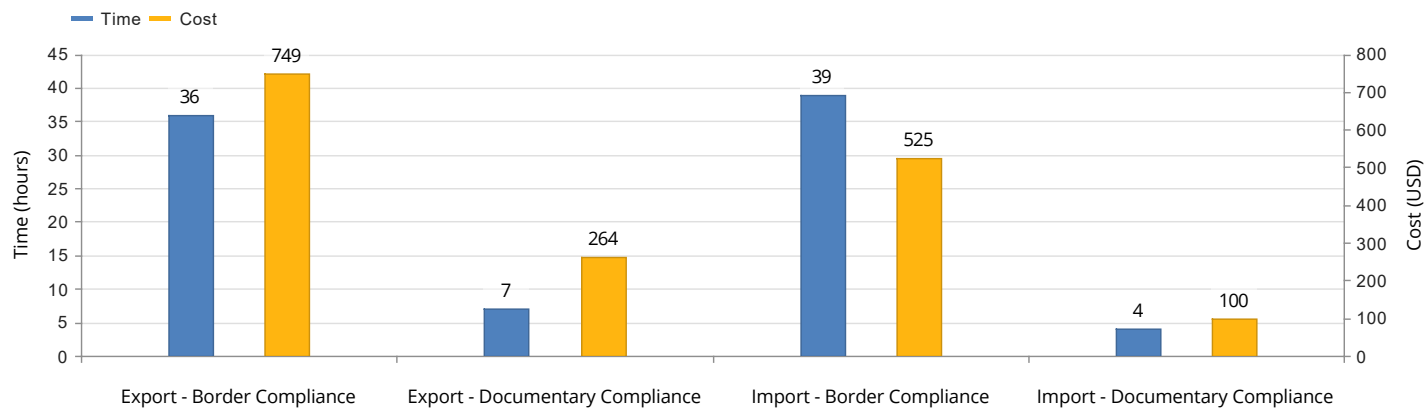
**Assumptions of the case study:** - For all 190 economies covered by Doing Business, it is assumed a shipment is in a warehouse in the largest business city of the exporting economy and travels to a warehouse in the largest business city of the importing economy. - It is assumed each economy imports 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 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. Shipment value is assumed to be \$50,000. - 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, or land border crossing. - All electronic information submissions 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 a place (seaport, airport or land border crossing) where merchandise can enter or leave an economy. - Relevant government agencies include customs, port authorities, road police, border guards, standardization agencies, ministries or departments of agriculture or industry, national security agencies and any other government authorities.

Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Time to export: Border compliance (hours)	36	12.7	12.7	0 (17 Economies)
Cost to export: Border compliance (USD)	749	149.9	149.9	0.00 (19 Economies)
Time to export: Documentary compliance (hours)	7	2.4	2.4	1.0 (25 Economies)
Cost to export: Documentary compliance (USD)	264	35.4	35.4	0.00 (19 Economies)
Time to import: Border compliance (hours)	39	8.7	8.7	0.00 (21 Economies)
Cost to import: Border compliance (USD)	525	111.6	111.6	0.00 (27 Economies)
Time to import: Documentary compliance (hours)	4	3.5	3.5	1.0 (30 Economies)
Cost to import: Documentary compliance (USD)	100	25.6	25.6	0.00 (30 Economies)

**Figure – Trading across Borders in Australia and comparator economies – Ranking and DTF**



Note: 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 (domestic transport is not used for calculating the ranking).

**Figure – Trading across Borders in Australia – Time and Cost****Details – Trading across Borders in Australia**

Characteristics	Export	Import
Product	HS 02 : Meat and edible meat offal	HS 8708: Parts and accessories of motor vehicles
Trade partner	Japan	United States
Border	Sydney port	Sydney port
Distance (km)	15	15
Domestic transport time (hours)	4	4
Domestic transport cost (USD)	525	525

## Details – Trading across Borders in Australia – Components of Border Compliance

	Time to Complete (hours)	Associated Costs (USD)
Export: Clearance and inspections required by customs authorities	1.0	65.0
Export: Clearance and inspections required by agencies other than customs	4.5	184.0
Export: Port or border handling	30.0	500.0
Import: Clearance and inspections required by customs authorities	1.0	100.0
Import: Clearance and inspections required by agencies other than customs	2.0	0.0
Import: Port or border handling	36.0	425.0

## Details – Trading across Borders in Australia – Trade Documents

Export	Import
Bill of lading	Bill of lading
Export declaration	Packing list
Invoice	Import declaration
Health permit	Certificate of origin
Packing list	Treatment Certificate
Certificate of origin	SOLAS certificate
SOLAS certificate	

## Enforcing Contracts

The enforcing contracts indicator measures the time and cost for resolving a commercial dispute through a local first-instance court, and 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. The most recent round of data collection was completed in June 2017. [See the methodology for more information.](#)

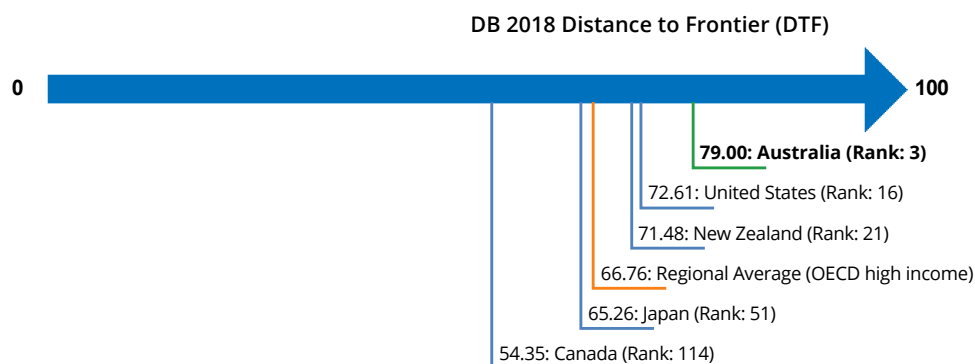
What the indicators measure	Case study assumptions
<b>Time required to enforce a contract through the courts (calendar days)</b> <ul style="list-style-type: none"> <li>Time to file and serve the case</li> <li>Time for trial and to obtain the judgment</li> <li>Time to enforce the judgment</li> </ul>	<p>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.</p> <p>To make the data comparable across economies, Doing Business uses several assumptions about the case:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The buyer orders custom-made goods, then fails to pay.</li> <li>- 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.</li> <li>- The seller sues the buyer before the court with jurisdiction over commercial cases worth 200% of income per capita or \$5,000.</li> <li>- The seller requests a pretrial attachment to secure the claim.</li> <li>- The dispute on the quality of the goods requires an expert opinion.</li> <li>- The judge decides in favor of the seller; there is no appeal.</li> <li>- The seller enforces the judgment through a public sale of the buyer's movable assets.</li> </ul>
<b>Cost required to enforce a contract through the courts (% of claim)</b> <ul style="list-style-type: none"> <li>Attorney fees</li> <li>Court fees</li> <li>Enforcement fees</li> </ul>	
<b>Quality of judicial processes index (0-18)</b> <ul style="list-style-type: none"> <li>Court structure and proceedings (-1-5)</li> <li>Case management (0-6)</li> <li>Court automation (0-4)</li> <li>Alternative dispute resolution (0-3)</li> </ul>	

### Standardized Case

Claim value	AUD 132,591.00
Court name	District Court of New South Wales
City Covered	Sydney

Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Time (days)	402	577.8	577.8	164.00 (Singapore)
Cost (% of claim value)	23.2	21.5	21.5	9.00 (Iceland)
Quality of judicial processes index (0-18)	15.5	11.0	11.0	15.50 (Australia)

Figure – Enforcing Contracts in Australia and comparator economies – Ranking and DTF



Note: The ranking of economies on the ease of enforcing contracts is determined by sorting their distance to frontier scores for enforcing contracts. These scores are the simple average of the distance to frontier scores for each of the component indicators.

Figure – Enforcing Contracts in Australia – Time and Cost

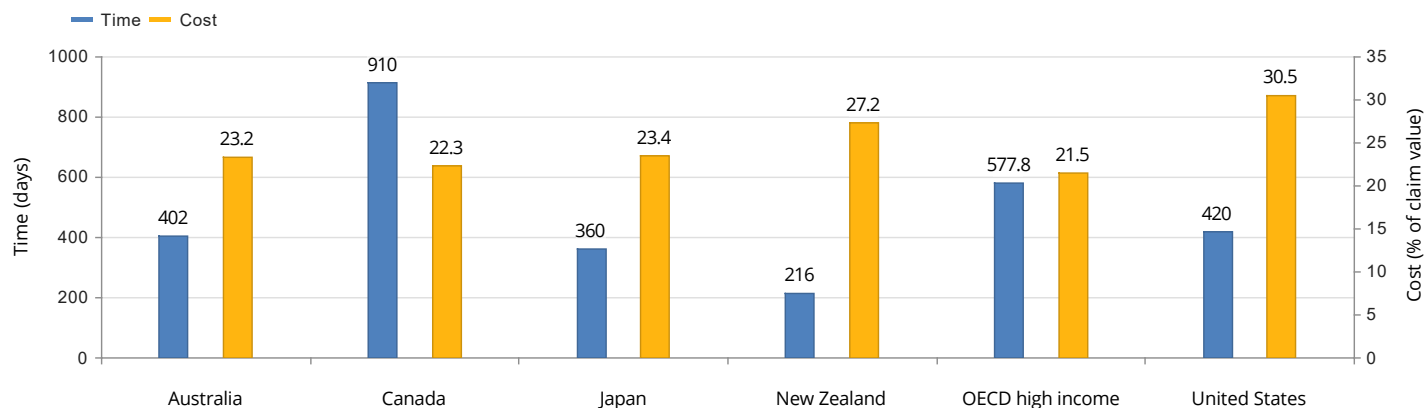
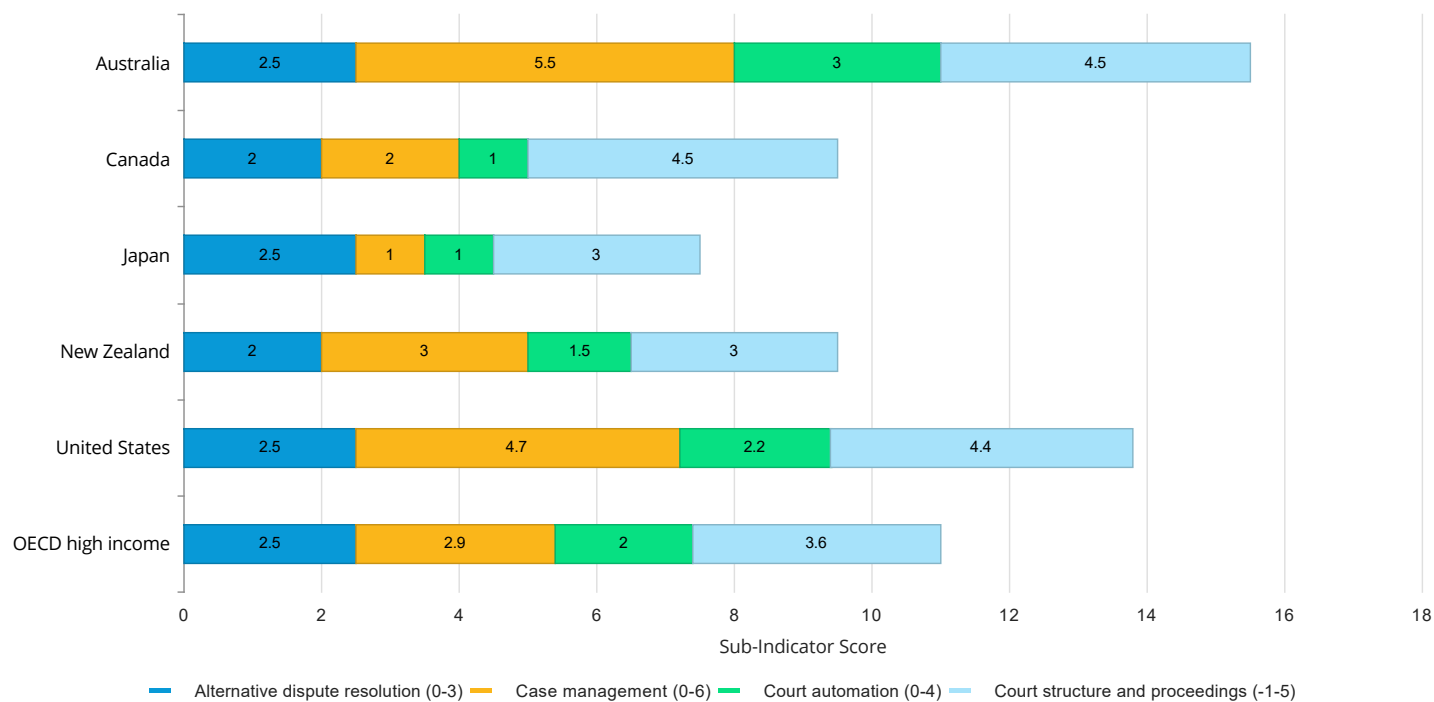


Figure – Enforcing Contracts in Australia and comparator economies – Measure of Quality



## Details – Enforcing Contracts in Australia

		Indicator
<b>Time (days)</b>		<b>402</b>
Filing and service		14
Trial and judgment		328
Enforcement of judgment		60
<b>Cost (% of claim value)</b>		<b>23.2</b>
Attorney fees		18.5
Court fees		4.5
Enforcement fees		0.2
<b>Quality of judicial processes index (0-18)</b>		<b>15.5</b>
Court structure and proceedings (-1-5)		4.5
Case management (0-6)		5.5
Court automation (0-4)		3.0
Alternative dispute resolution (0-3)		2.5



## Details – Enforcing Contracts in Australia – Measure of Quality

	Answer	Score
<b>Quality of judicial processes index (0-18)</b>		<b>15.5</b>
<b>Court structure and proceedings (-1-5)</b>		<b>4.5</b>
1. Is there a court or division of a court dedicated solely to hearing commercial cases?	Yes	1.5
2. Small claims court		1.5
2.a. Is there a small claims court or a fast-track procedure for small claims?	Yes	
2.b. If yes, is self-representation allowed?	Yes	
3. Is pretrial attachment available?	Yes	1.0
4. Are new cases assigned randomly to judges?	Yes, but manual	0.5
5. Does a woman's testimony carry the same evidentiary weight in court as a man's?	Yes	0.0
<b>Case management (0-6)</b>		<b>5.5</b>
1. Time standards		1.0
1.a. Are there laws setting overall time standards for key court events in a civil case?	Yes	
1.b. If yes, are the time standards set for at least three court events?	Yes	
1.c. Are these time standards respected in more than 50% of cases?	Yes	
2. Adjournments		0.5
2.a. Does the law regulate the maximum number of adjournments that can be granted?	No	
2.b. Are adjournments limited to unforeseen and exceptional circumstances?	Yes	
2.c. If rules on adjournments exist, are they respected in more than 50% of cases?	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
4. Is a pretrial conference among the case management techniques used before the competent court?	Yes	1.0
5. Are there any electronic case management tools in place within the competent court for use by judges?	Yes	1.0
6. Are there any electronic case management tools in place within the competent court for use by lawyers?	Yes	1.0
<b>Court automation (0-4)</b>		<b>3.0</b>
1. Can the initial complaint be filed electronically through a dedicated platform within the competent court?	Yes	1.0

2. Is it possible to carry out service of process electronically for claims filed before the competent court?	No	0.0
3. Can court fees be paid electronically within the competent court?	Yes	1.0
4. Publication of judgments		1.0
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?	Yes	
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	
<b>Alternative dispute resolution (0-3)</b>		<b>2.5</b>
1. Arbitration		1.5
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	
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	
1.c. Are valid arbitration clauses or agreements usually enforced by the courts?	Yes	
2. Mediation/Conciliation		1.0
2.a. Is voluntary mediation or conciliation available?	Yes	
2.b. Are mediation, conciliation or both governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all their aspects?	Yes	
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)?	No	

## Resolving Insolvency

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.

The most recent round of data collection for the project was completed in June 2017. [See the methodology for more information.](#)

### What the 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)

### Case study assumptions

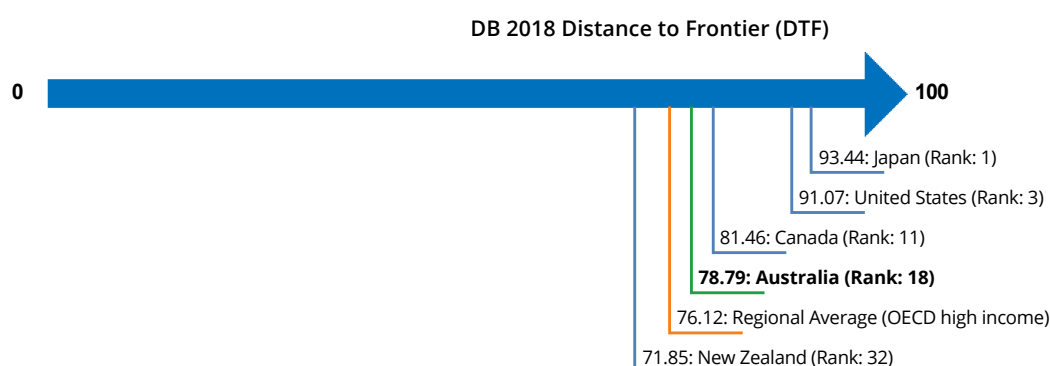
To make the data on the time, cost and outcome comparable across economies, several assumptions about the business and the case are used:

- A hotel located in the largest city (or cities) has 201 employees and 50 suppliers. The hotel experiences financial difficulties.
- The value of the hotel is 100% of the income per capita or the equivalent in local currency of USD 200,000, whichever is greater.
- The hotel has a loan from a domestic bank, secured by a mortgage over the hotel's real estate. The hotel cannot pay back the loan, but makes enough money to operate otherwise.

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.

Indicator	Australia	OECD high income	OECD high income	Overall Best Performer
Recovery rate (cents on the dollar)	82.5	71.2	71.2	93.1 (Norway)
Time (years)	1.0	1.7	1.7	0.4 (Ireland)
Cost (% of estate)	8.0	9.1	9.1	1.00 (Norway)
Outcome (0 as piecemeal sale and 1 as going concern)	1	..	..	..
Strength of insolvency framework index (0-16)	11.0	12.1	12.1	15.00 (6 Economies)

**Figure – Resolving Insolvency in Australia and comparator economies – Ranking and DTF**



Note: 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.

**Figure – Resolving Insolvency in Australia – Time and Cost**

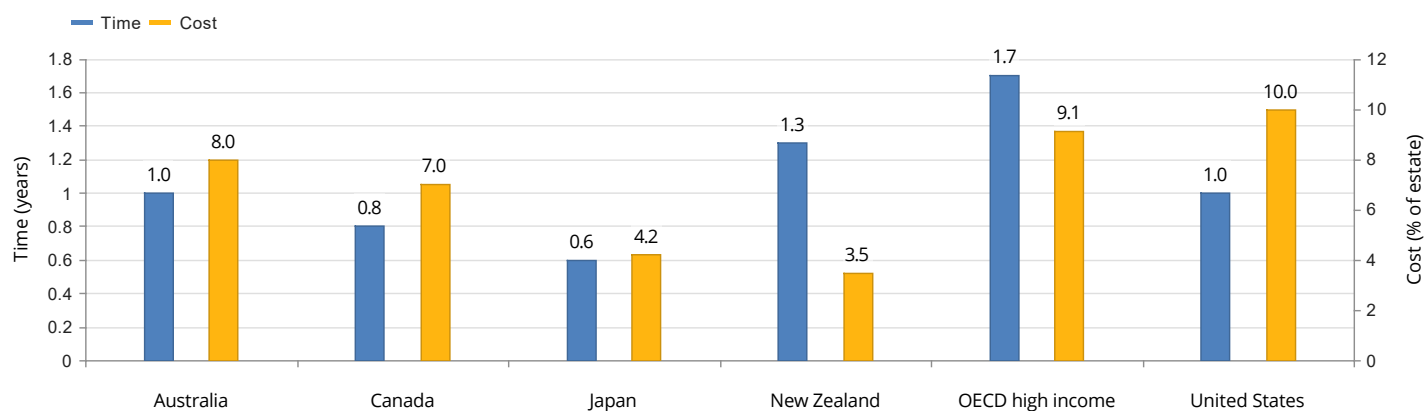


Figure – Resolving Insolvency in Australia and comparator economies – Measure of Quality

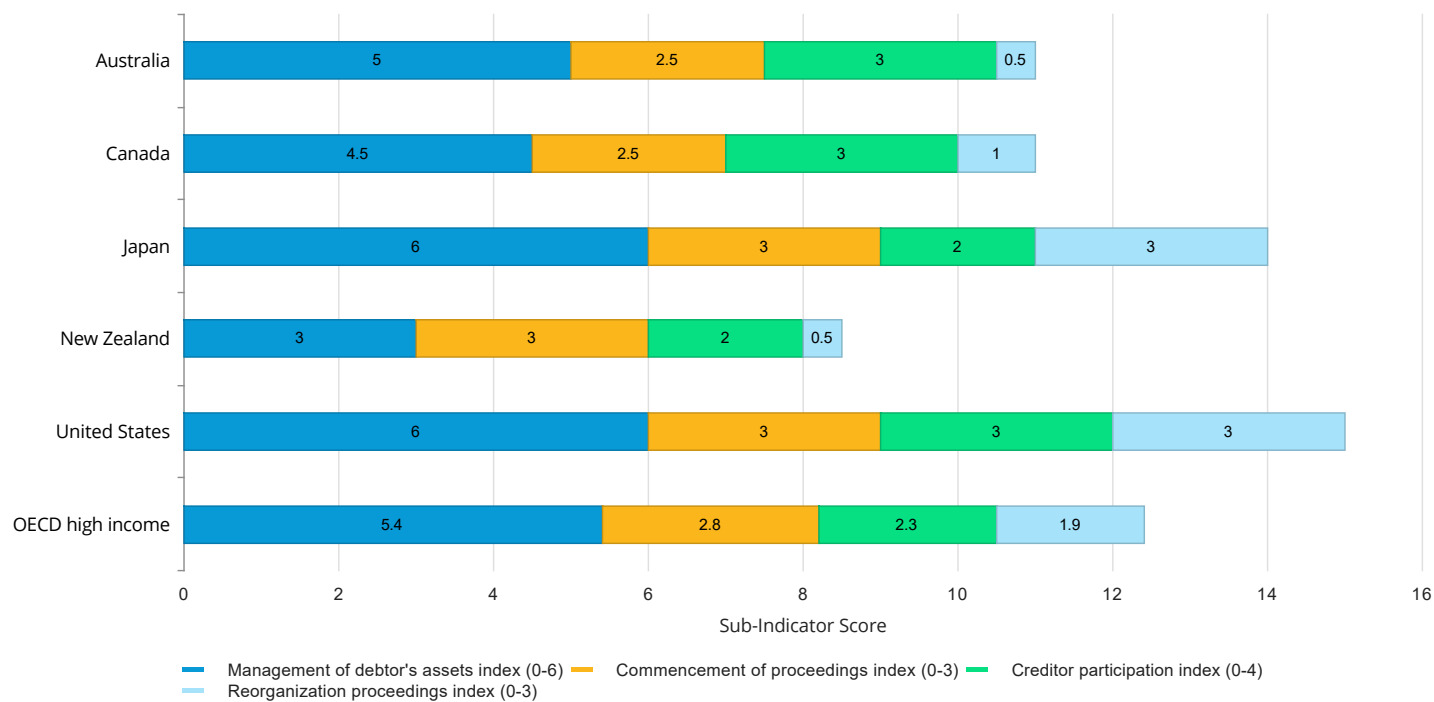
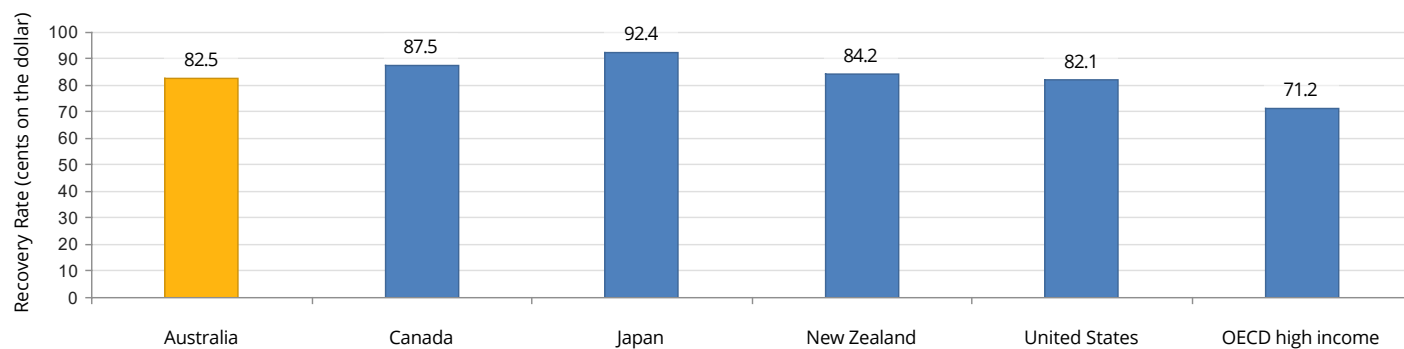


Figure – Resolving Insolvency in Australia and comparator economies – Recovery Rate



## Details – Resolving Insolvency in Australia

Indicator	Answer	Explanation
Proceeding	receivership	BizBank is likely to move aggressively to enforce its security right and sell the assets. BizBank will likely be authorized under the loan agreement to ask the court to appoint a receiver, who will then take control of the pledged assets. As Mirage will have no other assets left, this will result in the appointment of a liquidator to the company, and the receiver and the liquidator will proceed concurrently.
Outcome	going concern	The receiver will take the maximum efforts to sell the hotel as a going concern, because that is the best way to maximize the proceeds of the sale. If the hotel is sold, this will allow the business to continue trading under different ownership.
Time (in years)	1.0	It takes 12 months to complete the receivership procedure in Australia. As a first step, BizBank will ask the court to appoint a receiver, who will take control of the business/assets. The receiver will evaluate the company's financials to determine whether continuous operations are possible or whether Mirage's business should be terminated. Most likely, it will be possible to keep Mirage operating, so the receiver will make arrangement to continue and possibly improve the performance of the business. In the meantime, the receiver will look for a buyer willing to purchase the hotel as a going concern. After the sale of the business, the receiver will remit the payment to the secured creditor.
Cost (% of estate)	8.0	The cost of the procedure will amount to approximately 8% of the value of the hotel. Major expenses will include attorneys' fees (around 2.5%), remuneration of the receiver (around 4.5%), and other fees (around 1%), including court fees, real estate agents' fees and marketing costs.
Recovery rate (cents on the dollar)		82.5

## Details – Resolving Insolvency in Australia – Measure of Quality

	Answer	Score
<b>Strength of insolvency framework index (0-16)</b>		<b>11.0</b>
<b>Commencement of proceedings index (0-3)</b>		<b>2.5</b>
What procedures are available to a DEBTOR when commencing insolvency proceedings?	(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?	(b) Yes, but a creditor may file for liquidation only	0.5
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
<b>Management of debtor's assets index (0-6)</b>		<b>5.0</b>
Does the insolvency framework allow the continuation of contracts supplying essential goods and services to the debtor?	No	0.0
Does the insolvency framework allow the rejection by the debtor of overly burdensome contracts?	Yes	1.0
Does the insolvency framework allow avoidance of preferential transactions?	Yes	1.0
Does the insolvency framework allow avoidance of undervalued transactions?	Yes	1.0
Does the insolvency framework provide for the possibility of the debtor obtaining credit after commencement of insolvency proceedings?	Yes	1.0
Does the insolvency framework assign priority to post-commencement credit?	(b) Yes over ordinary unsecured creditors but not over secured creditors	1.0
<b>Reorganization proceedings index (0-3)</b>		<b>0.5</b>
Which creditors vote on the proposed reorganization plan?	(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?	No	0.0
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?	No	0.0
<b>Creditor participation index (0-4)</b>		<b>3.0</b>

Does the insolvency framework require approval by the creditors for selection or appointment of the insolvency representative?	Yes	1.0
Does the insolvency framework require approval by the creditors for sale of substantial assets of the debtor?	No	0.0
Does the insolvency framework provide that a creditor has the right to request information from the insolvency representative?	Yes	1.0
Does the insolvency framework provide that a creditor has the right to object to decisions accepting or rejecting creditors' claims?	Yes	1.0

**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".



## Labor Market Regulation

Doing Business 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/data/exploretopics/labor-market-regulation>).

The most recent round of data collection was completed in June 2017. [See the methodology for more information.](#)

### What the indicators measure

#### Hiring

(i) whether fixed-term contracts are prohibited for permanent tasks; (ii) maximum cumulative duration of fixed-term contracts; (iii) length of the probationary period; (iv) minimum wage.

#### Working hours

(i) maximum number of working days allowed per week; (ii) premiums for work: at night, on a weekly rest day and overtime; (iii) whether there are restrictions on work at night, work on a weekly rest day and for overtime work; (iv) whether nonpregnant and nonnursing women can work same night hours as men; (v) length of paid annual leave.

#### Redundancy rules

(i) whether redundancy can be basis for terminating workers; (ii) whether employer needs to notify and/or get approval from third party to terminate 1 redundant worker and a group of 9 redundant workers; (iii) whether law requires employer to reassign or retrain a worker before making worker redundant; (iv) whether priority rules apply for redundancies and reemployment.

#### Redundancy cost

(i) notice period for redundancy dismissal; (ii) severance payments due when terminating a redundant worker.

#### Job quality

(i) whether law mandates equal remuneration for work of equal value and nondiscrimination based on gender in hiring; (ii) whether law mandates paid or unpaid maternity leave; (iii) length of paid maternity leave; (iv) whether employees on maternity leave receive 100% of wages; (v) availability of five fully paid days of sick leave a year; (vi) eligibility requirements for unemployment protection.

### Case study assumptions

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.

## Details – Labor Market Regulation in Australia

	Answer
<b>Hiring</b>	
Fixed-term contracts prohibited for permanent tasks?	No
Maximum length of a single fixed-term contract (months)	No limit
Maximum length of fixed-term contracts, including renewals (months)	No limit
Minimum wage applicable to the worker assumed in the case study (US\$/month)	2068.3
Ratio of minimum wage to value added per worker	0.3
Maximum length of probationary period (months)	6.0
<b>Working hours</b>	
Standard workday	7.6
Maximum number of working days per week	6.0
Premium for night work (% of hourly pay)	25.0
Premium for work on weekly rest day (% of hourly pay)	100.0
Premium for overtime work (% of hourly pay)	50.0
Restrictions on night work?	No
Whether nonpregnant and nonnursing women can work the same night hours as men	Yes
Restrictions on weekly holiday?	No
Restrictions on overtime work?	No
Paid annual leave for a worker with 1 year of tenure (working days)	20.0
Paid annual leave for a worker with 5 years of tenure (working days)	20.0
Paid annual leave for a worker with 10 years of tenure (working days)	20.0
Paid annual leave (average for workers with 1, 5 and 10 years of tenure, in working days)	20.0
<b>Redundancy rules</b>	
Dismissal due to redundancy allowed by law?	Yes
Third-party notification if one worker is dismissed?	No
Third-party approval if one worker is dismissed?	No
Third-party notification if nine workers are dismissed?	No
Third-party approval if nine workers are dismissed?	No

Retraining or reassignment obligation before redundancy?	Yes
--	-----

Priority rules for redundancies?	No
----------------------------------	----

Priority rules for reemployment?	No
----------------------------------	----

### Redundancy cost

Notice period for redundancy dismissal for a worker with 1 year of tenure	2.0
---	-----

Notice period for redundancy dismissal for a worker with 5 years of tenure	4.0
--	-----

Notice period for redundancy dismissal for a worker with 10 years of tenure	4.0
---	-----

Notice period for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	3.3
---	-----

Severance pay for redundancy dismissal for a worker with 1 year of tenure	4.0
---	-----

Severance pay for redundancy dismissal for a worker with 5 years of tenure	10.0
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Severance pay for redundancy dismissal for a worker with 10 years of tenure	12.0
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Severance pay for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	8.7
---	-----

### Job quality

Equal remuneration for work of equal value?	Yes
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Gender nondiscrimination in hiring?	Yes
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Paid or unpaid maternity leave mandated by law?	Yes
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Minimum length of maternity leave (calendar days)?	126.0
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Receive 100% of wages on maternity leave?	No
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Five fully paid days of sick leave a year?	Yes
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Unemployment protection after one year of employment?	Yes
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Minimum contribution period for unemployment protection (months)?	0.0
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## Business Reforms in Australia

In the year ending June 1, 2017, 119 economies implemented 264 total reforms across the different areas measured by Doing Business. Doing Business has recorded more than 2,900 regulatory reforms making it easier to do business since 2004. Reforms inspired by Doing Business have been implemented by economies in all regions. The following are the reforms for Australia implemented since Doing Business 2008.

✓ = Doing Business reform making it easier to do business. ✕ = Change making it more difficult to do business.

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DB2014

✓ **Getting Credit:** Australia improved its credit information system through the Privacy Amendment (Enhancing Privacy Protection) Act 2012, which permits credit bureaus to collect account payment history with improved privacy protection.

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DB2013

✓ **Getting Credit:** Australia strengthened its secured transactions system by adopting a new national legal regime governing the enforceability of security interests in personal property and implementing a unified collateral registry.

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DB2012

✓ **Resolving Insolvency:** Australia clarified the priority of claims of unsecured creditors over all shareholders' claims and introduced further regulation of the profession of insolvency practitioners.

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DB2011

**Labor Market Regulation:** Australia introduced the severance payment obligation and reemployment consideration applicable in cases of redundancy dismissals. Annual leave was increased and averaging of hours is now allowed in shorter periods of time. In addition, notice period applicable in case of redundancy dismissals was decreased.

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DB2010

✓ **Dealing with Construction Permits:** Australia reduced the time needed for dealing with construction permits by streamlining procedures.

✓ **Paying Taxes:** Australia made paying taxes easier for companies by abolishing the stamp duty on contracts.

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DB2008

✓ **Starting a Business:** Australia made starting a business less costly by cutting the registration fee for new businesses by half.

**For further information on doing business in Australia,  
contact your nearest Russell Bedford member firm.**

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