

## APPENDIX A

	<b>Objective</b>	<b>Suitability</b>	<b>Simplicity</b>	<b>Effectiveness</b>
Business	The objective of the business rate is to promote economic development objectives of the Council and to contribution to the functions of Council including the construction and maintenance of infrastructure assets and development and provision of health and community services.	Given the tax deductibility of rates for businesses and the benefits the Council provides to businesses, this differential is desirable. A fee for service would not achieve the desired outcomes as the benefits received benefit the whole of the business community, not just individual businesses.	It is easy to identify businesses.	This rate is effective in ensuring there is sufficient contribution from the business community for their use of the council's infrastructure, especially the road network, the support they receive from Darebin's Economic Development team, (including the recently introduced WiFi in shopping strips and the commitment to increase local jobs) and the benefit businesses derive from footpath and streetscape improvements.
Vacant land	The objective of this differential rate is to promote responsible land management through appropriate maintenance and development of the land.	This differential rate is suitable as no other charge or program would achieve the desired objective.	It is easy to identify vacant land, although it involves a degree of administrative complexity as properties do shift from one type to another (e.g. vacant land to residential) requiring Council to update its records	Since the establishment of the vacant land rate in 2010/11, the number of properties rated as of vacant has fallen from 753 in 2010/11 to 399 in 2012/13. Whilst some of this reduction can be explained by the revision of the definition of vacant land (a building permit is now required before a reduction in the higher vacant land rate is removed, previously an occupancy certificate was required) and the introduction of the 18 month rule, much of the reduction has arisen from ratepayers developing their properties. Clearly the objective of the vacant land rate is being achieved.
Electronic Gaming Machine	The objective of this differential rate is to raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district having regard to the social and economic impacts of problem gambling.	A fee or charge could achieve the desired outcomes, but would be inefficient.	It is easy to identify electronic gaming machine land.	In 2012/13, \$211,555 or 77% of the additional revenue raised from applying this differential rate is being used to develop and organise programs through the Intercultural Centre targeting at risk groups in the community.  The Intercultural Centre attracted 20,139 people through its doors in the 2011/2012 financial year.