



	A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE
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From: Collins

Sent: Wednesday, 26 November 2014 3:50 PM

To: Committees

Subject: Submission - Terms of Reference Inquiry into the proposed Appropriation (Loose-fill Asbestos Insulation Eradication) Bill 2014-15

Dear Committee Members,

The offer provided by the Chief Minister and the task force greatly disadvantages victims whose properties are greater than 800 square metres which is the majority. The properties will be rezoned and offered back to the original owners at a far greater price than that paid on surrender. This is not the case for owners of smaller properties.

However, due to the possible delay of up to 5 years they too may not be able to purchase their properties back. As a consequent the majority of victims will not be able to return to the properties.

The "Preferred Way Forward" document recently distributed includes design principles, one of which is "provide a fair outcome for owners of affected homes". Seems the last principle "minimise overall cost ..." has taken precedence.

What Home Owners would like to happen:

The Task Force and the Chief Minister to provide a fair resolution for ALL victims. Victims are NOT usually asked to contribute to the funding of compensation. While the current "solution" is suitable for a minority of people over 57% of people who participated in a recent survey said they wanted to stay at their current address and receive compensation to allow them to rebuild.

The current proposal is not the most effective or efficient use of public money. Buying all the land back immediately and then essentially speculating on its value over the next five years will lead to higher total repayments for the Government.

If the Government was to:

- a. Buy the house and land for those that wish to leave and resettle elsewhere those properties could be cleaned up and resold very quickly;
- b. the small number of people who want to stay, and their house is safe could be accommodated and the house and land purchased at a later date with money that has been set aside as it will be a known cost;
- c. for the majority of people, purchasing just the house and paying for the clean-up of the land so that they can rebuild is cheaper than the current proposal. It means less money spent and can be completed in less time thereby decreasing the length (an amount) of the loan. It also means that the Government is not responsible for the safety, security and maintenance of 1017 blocks of land. As an example when the Government publishes the list of houses in January it will provide a list for vandals and squatters.

Yours Sincerely,

Collins

("Mr Fluffy Home Owner")