



Supplementary submission from
1 December 2014

 A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
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Comparison of costs between the Government's scheme (Track A) and Track B, the Knock Down Rebuild scheme we are asking for as an authorized alternative

Costs and gains to ACT Government

Track A	Track B
Reimburse for house + land + gardens + additional structures	Reimburse for required demolition envelope only
Pay for demolition - expert work on all structures and grounds - tonnage to landfill - maintenance and expansion of sites for contaminated waste	Pay for demolition - expert work on contaminated building/s only - significantly reduced tonnage to landfill - significantly reduced need for waste management and space
Pay (waive) owner's stamp duty on next purchase	No payment of stamp duty
Pay for monitoring of abandoned house and yard for period from purchase to demolition	Nil: house not abandoned until demolition
Pay for monitoring of abandoned house and yard for period from demolition to rebuilding	Nil: owner responsible for monitoring for period from demolition to rebuilding
Lose rate payments for extended period (up to 5 years)	Lose rate payments only for period of demolition (one month?)
Gain on resale/rezoning	This gain would not be available to Government

<i>Costs and gains to ACT community</i>	
Unpaid interfamily social support of children and elderly lost through relocation	Unpaid interfamily social support of children and elderly maintained
Flooding of rental market with anxious cashed-up people uncertain of time-frames for leases - poorer renters pushed into homelessness (as it is, 1 in 40 people in the ACT are homeless on any given night: worst off will suffer most, as usual)	Shorter period of lower anxiety for displaced residents
Disruption of mutually supportive neighbourhood friendship networks	Shorter periods of disruption
Loss of environmental amenity of neighbourhoods	Visual amenity maintained and ecosystems not destroyed
Costs to mental health of disruption, separation, anxiety	Lower risks to mental health: owners can keep gardening, feel empowered by rebuilding process