

Submission to Inquiry into proposed Appropriation (Loose-fill Asbestos Insulation Eradication) Bill 2014-15

We are residents and owners of a Mr Fluffy property. We bought this property 7 years ago with no knowledge of its status as a contaminated site. We became aware of the issue this year as a result of ACT Government correspondence.

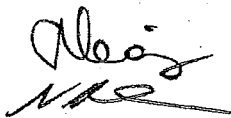
Our consistent position throughout the past months has been this:

- We bought here 7 years ago with no knowledge or advice offered from any parties to the transaction (seller; agent, conveyancer, Government) indicating a health and financial risk;
- We accept that we cannot safely remain living in the contaminated house;
- We accept that the ACT Government needs to minimise costs;
- We bought in this location for good reason and we wish to remain here;
- We are not seeking any kind of windfall gain or special treatment, only a just and reasonable solution that reflects our individual circumstances.
- The ACT Government should accommodate our reasonable demands to compromise and find a mutually agreeable solution to enable us to remain on this block.

The current policy offered by the Government provides no certainty to people in our position. We may be able to buy our land back (or part of our land if subdivided), at some point in the future (after the land is remediated), for a market price (to be determined at the time of sale). Yet we are offered a buy back scheme that requires us to accept a valuation as of 28/10/14 and requires us to surrender our land. This is grossly unfair and unacceptable.


We propose that our house be demolished at Government expense, that the Government pay us a reasonable sum for the loss of our property and that we are not required to surrender our land. This is explicitly provided for through the Government's stated position in "*The ACT Government's Preferred Way Forward on Loose Fill Asbestos: Supporting Detail*" (Page 13) but only in relation to those who have privately demolished on the period between February and October 2014. It should also be available to us and others in our circumstances. We feel that we have been disadvantaged because we have waited for the Government's position to be come known rather than risking private demolition without knowing the consequences.

We also wish the Inquiry to note that all of our neighbours in this cul-de-sac of 9 houses are concerned about the impact that any future sub-division our property and another Mr Fluffy property across the road will have on the character and amenity of this street. It would be unacceptable for their property values and lifestyle to be adversely affected through changes resulting from an increase in the number of dwellings in the street.



Alegria



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