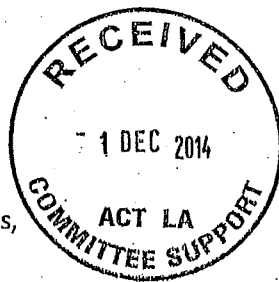


The Secretary,
Standing Committee on Public Accounts,
Legislative Assembly for the ACT,
GPO Box 1020, CANBERRA ACT 2601.



A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	60
DATE AUTH'D FOR PUBLICATION	15/12/14

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

Dear Sir,

My wife and I own a Mr Fluffy home in the ceiling space had apparently been remediated in the 1980's – something we only became aware of earlier this year.

Firstly may I commend the Gallagher Government for trying to reach a solution to solve this unfortunate situation.

I would also like to register my disgust at the Commonwealth Government's failure to acknowledge its obligation in this matter and the insufficient financial package offered to assist the ACT Government. It is clear this whole sorry saga began under their watch, when this evil material was approved for use in the ACT by the then Commonwealth controlled Building Department.

Everyone's circumstances are different but our big concern is the valuation process – I fear it will be unfair.

It has the potential to financially disadvantage Mr Fluffy owners, who through no fault of their own now find themselves in this predicament, which threatens to significantly devalue the very asset that many of us have worked a lifetime for – our home.

The Government says it will be an independent assessed market value, but we have no recourse to appeal the process or even to negotiate an agreed value.

How can we get a fair market value assessment when just about every house that has been sold via auction recently has gone over initial valuations – even the experts have not been able to predict the market?

We are being denied the fundamental right that every other householder has - to obtain the best possible price for our house by creating a competitive bidding environment – assuming of course we were Fluffy free – but how can we replicate this environment in our circumstances?

It is Buyback by stealth – the Government has forbidden us to negotiate on the market value offered – it is take it or leave it attitude.

Then we have to take the average of the two valuations – why not the higher one?

Also where is the compensation for Mr Fluffy home owners who are now facing financial hardship?

It has been made clear that 88% of these homes are on blocks that can be rezoned to allow multiple dwellings in prime locations. These blocks when they go on the open market will fetch considerable

more than their current single titled value as well as generate a windfall increase in Rate revenue for the Government in the years ahead.

Mr Fluffy home owners deserve to share in this unlocked land value. It would not have become available at all, or be so valuable, if we had not endured years of living in these contaminated houses – in our case almost 25 years – a misfortune which was thrust upon us first by the Commonwealth then exacerbated by the inaction by subsequent ACT Governments.

My submission is that Mr Fluffy home owners should be given a basic right to negotiate on the final market valuation determined by the process and second, should share in some of the unlocked value resulting from the rezoning of the land that around 800 homes currently occupy.

Thank you for the opportunity to make this submission.

Yours faithfully,

Crispe