

Loose Fill Asbestos Insulation Eradication Scheme Lessor Assistance Grant - Policy

Lessor Assistance Grant

The ACT Government agreed on 13 November 2014 to the introduction of an assistance package (the **Lessor Assistance Grant** or **Grant**) for lessors of properties affected by loose fill 'Mr Fluffy' asbestos insulation (**affected properties**) as at 28 October 2014 who meet the eligibility criteria set out in this policy (**Eligible Lessors**).

Other Assistance Packages

As part of the ACT Government's response to the 'Mr Fluffy' asbestos insulation issue it introduced an initial assistance package in June 2014 (**Initial Assistance Package**) and a Relocation Assistance Grant in October 2014 (**Relocation Assistance Grant**) for affected homeowners. Lessors have not been eligible to receive assistance under these packages. In the event assistance has been provided to Eligible Lessors through one or both of these packages the amount of that assistance will be deducted from any amount payable under this Lessor Assistance Grant Policy.

Lessor Assistance Grant

The Lessor Assistance Grant has a primary focus on providing financial assistance to Eligible Lessors.

Who is an Eligible Lessor?

To be an Eligible Lessor:

- (1) You must have been the owner of an affected property at each of the following dates:
 - (i) 18 February 2014;
 - (ii) 28 October 2014; and
 - (iii) date of application for the Lessor Assistance Grant
- (2) The affected property must have been the subject of a residential tenancy agreement as at 18 February 2014.
- (3) You must not have been residing in the affected property as at 28 October 2014.
- (4) You must provide evidence at the time of lodging the application that the affected property is vacant with no current tenant or occupier (including you or anyone permitted by you) residing in the affected property.
- (5) You must agree not to return to reside in the affected property.

(6) You must not knowingly allow anyone else to reside at the affected property, following the date you submit your application to the Taskforce.

How much is the Lessor Assistance Grant?

The Lessor Assistance Grant is a lump sum payment of \$5,000 per affected property.

Where financial assistance has already been provided to an Eligible Lessor under the Initial Assistance Package and/or the Relocation Assistance Grant the amount of the Lessor Assistance Grant will generally be reduced by the amount of the payment(s) made under the other packages.

The lump sum payments will not be means-tested. Payments will be made by electronic bank transfer. Where possible applications will be processed within 21 days of receipt by the Taskforce of an application, associated statutory declaration and all supporting material.

How do you apply for the Lessor Assistance Grant?

Eligible Lessors will be required to lodge an application form and statutory declaration with the Taskforce. Applications will not be able to lodged while any residents remain in the affected property.

All Eligible Lessors (that is all registered proprietors on the title of the affected property) will need to sign the application form and statutory declaration.

Eligible Lessors will need to provide with their application a copy of the residential tenancy agreement and evidence of lodgement of their tenants' bond as at 18 February 2014.

Additional information

Additional information may be requested by the Taskforce upon receipt of an application. Applicants will need to provide that information when requested to enable the application to be assessed.

Eligible Lessors are encouraged to maintain insurance on the affected property.

When is the Lessor Assistance Grant payable?

Payment of the Lessor Assistance Grant will be made following approval of the application including provision of evidence from the Eligible Lessor(s) to the Taskforce that all persons have permanently vacated the affected property.

The application form cannot be processed until the affected property has been vacated.

Review process

Eligible Lessors may lodge a request for a review of a decision of the Taskforce in relation to the Lessor Assistance Grant.



Asbestos Response Taskforce

An initial review will be conducted by the relevant Director at the Asbestos Response Taskforce. Where the reviewed decision remains unacceptable to the person seeking the review they may seek a second review from the Head of the Asbestos Taskforce, whose decision will be final. Written notice of each decision will be provided to the person seeking the review.

It is hoped a review will be conducted within 14 days of a request being received for the same. This will be dependant on a number of factors including the person seeking the review providing all information on which they wish to rely to the Taskforce.

Following the second Taskforce review residents can contact the ACT Ombudsman Office for advice and support.