



**ACT**  
Government

## Asbestos Response Taskforce

Dear Homeowner

I am writing to inform you of important information around the future of the Loose Fill Asbestos Insulation Eradication Scheme and the ACT Government's decision on the long term management of houses not surrendered as part of the Scheme.

As you are aware the Scheme eligibility criteria released in October 2014 clearly outlines that owners of affected houses who choose "not to participate in the Buyback Program will be responsible for all asbestos removal, remediation, demolition and rehabilitation costs", and that applications to participate in the Buyback Program close on 30 June 2015.

As has been indicated by the Chief Minister in recent public statements, the Government has confirmed it will not be extending that application deadline, or enhancing its buyback offer under the Scheme.

It remains possible for owners of affected houses to elect not to participate and:

- safely demolish their house at their expense and rebuild on their block;
- sell their house on the open market provided there is disclosure of its affected status (which will be bolstered by the newly created requirement for there to be a notation on the Crown Lease and publication of the list of affected houses);
- remain resident in their house (subject to compliance with the foreshadowed Asbestos Management Plan arrangements); or
- privately rent out their affected house provided there is full disclosure (subject to compliance with the Asbestos Management Plan arrangements).

**The ACT Government has also determined it will make a standing offer to purchase any affected house not surrendered under the Scheme as a "purchaser of last resort".**

This offer, which will be made only to the registered owners of an affected house as at 28 October 2014, will be on the basis that the Government will:

- offer to purchase an affected house that is not surrendered under the Buyback Program and has failed to sell on the open market;
- pay an independently determined market value for the block at the time explicitly taking into account the presence of loose fill asbestos insulation, as well as presentation and condition issues;
- not provide a stamp duty concession; and
- not provide a first right of refusal on resale of the remediated block.

The offer will be made using a process similar to that in place for the Buyback Program, including in relation to the requirement that affected owners accepting this offer being required to waive any rights to future legal action against the Territory and Commonwealth Governments in relation to the house (but not health).

The Government's first advice remains that homeowners should leave affected properties immediately and the Buyback Program supports this by providing the market value of affected homes (ignoring the presence of asbestos insulation) as well as stamp duty concessions and relocation assistance.

I have also written to you separately this week offering the assistance of the Taskforce between now and 30 June 2015 as you decide whether to participate in the Scheme. Detailed information in relation to Asbestos Management Plan arrangements which are mandatory for occupied affected houses after 30 June 2015 will also be provided to you shortly.

The Taskforce continues to work to support homeowners during what I recognise is a challenging time as you make what are complex and difficult decisions.

Please contact the Taskforce on 13 22 81 or at [asbestostaskforce@act.gov.au](mailto:asbestostaskforce@act.gov.au) if you would like to discuss any aspect of the Scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Kefford', written in a cursive style.

Andrew Kefford  
Head – Asbestos Response Taskforce  
4 May 2015