



Valuing and Selling Remediated Blocks

20 March 2018

OVERVIEW

An important way to defray some of the substantial cost of the Loose Fill Asbestos Insulation Eradication Scheme is through the sale of remediated blocks.

The ACT Government values and offers blocks for sale firstly to eligible homeowners who hold a First Right of Refusal (FROR), then to ACT Government agencies, before offering them to the general public through a public sales program.

Valuations are obtained by the ACT Government's Suburban Land Agency who use independent valuers to determine the current market value of a remediated block.

Blocks vary in size, with many located in some of Canberra's older more established suburbs. They are zoned for different uses and must be developed in accordance with the Territory Plan. Territory Plan Variation 343 permits dual occupancy and unit titling on Residential Zone 1 (RZ1) blocks 700 square metres or larger. Visit

www.planning.act.gov.au/topics/design_build/design-and-siting/block_info to find out more about Territory Plan zones.

VALUATIONS

- Valuers use a direct comparison method that takes into account location, elevation, block shape, and recent sale prices for similar blocks in the suburb and surrounding areas.
- The following formulas are used to inform the block's value in the case of variations:
 - if the difference between the two valuations is 10% or less, the selling price is at least the higher valuation;
 - if the difference is between 10% and 15%, the selling price is at least 10% above the lowest valuation; and
 - if the difference is greater than 15%, a third valuation is obtained and the selling price will be at least the average of the three valuations and not less than 10% above the lowest valuation.
- Valuations are valid for six months.

FIRST RIGHT OF REFUSAL

- First Right Holders don't need to compete at a public auction to buy back their block.
- When the Taskforce receives the independent valuations on a remediated block, a letter of offer is sent to the First Right Holder who has 30 working days to advise if they wish to purchase their remediated block.
- For more information refer to:
 - First Right of Refusal Guidelines - www.asbestostaskforce.act.gov.au/fror-guidelines; and
 - First Right of Refusal InfoSheet - www.asbestostaskforce.act.gov.au/fror.

PUBLIC SALES PROGRAM

- Sales are usually undertaken through public auction by agents appointed by the ACT Government, with a reserve price set no lower than the price originally offered to former homeowners who hold a FROR on their surrendered block.
- If blocks do not sell at the auction event they are offered for sale directly over the counter at the original independent valuation price.
- Some blocks which are less suitable for sale by auction may be offered directly over the counter.
- The Territory reserves the right to pursue alternate sales approaches considered appropriate for individual properties from time to time.
- Visit suburbanland.act.gov.au/suburban-residential for details about blocks that have been sold, or are currently on the market.

FURTHER INFORMATION

Call Access Canberra on 13 22 81 and ask to speak with the Asbestos Response Taskforce, or email asbestostaskforce@act.gov.au.

ACCESSIBILITY

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