19/428 Management of Remaining Affected Mr Fluffy Properties Beyond June 2020

Summary of Impacts
• The Pathways to Eradication package proposes initiatives that address the ongoing health risks for the community that arise from the presence of loose fill asbestos insulation in Canberra's homes. • The initiatives have been prepared to address community safety concerns whilst remaining mindful of the rights of individual homeowners. • These initiatives, which will come in to effect on 1 July 2020, are expected to impact on approximately 20 households.

Key to impacts: Red – negative, Blue - neutral and Green Positive.

Social

Community and Individual Health	• The goal of addressing the health, financial and social risks associated with properties affected by loose fill asbestos can only be achieved when every affected property has been demolished. • Whilst the number of affected properties that will remain privately-owned after the buyback program closes on 30 June 2020 is expected to be relatively small (approximately 20), they continue to present a health risk not only to the owner occupier, but to the broader community – particularly tradespeople, care workers and emergency service workers. • The Pathways to Eradication package provides the government with the framework to achieve the eradication of all loose fill asbestos contaminated properties.
Human Rights	• The Pathways to Eradication package has been prepared to address community safety concerns whilst remaining mindful of the rights of individual homeowners. • Whilst the proposed initiatives will engage human rights including equality, privacy and reputation, freedom of expression, movement, and the right to a fair hearing, the limitations proposed are reasonably justified in supporting broader community safety and will be implemented with ample notice, procedural fairness and appropriate support. • The announcement of the package is proposed for October 2019, providing more than eight months for homeowners to understand their options and take actions to participate in the Loose Fill Asbestos Insulation Eradication Scheme (the Scheme). Following this, homeowners will have a further five years to manage their affected property privately prior to any compulsory acquisition action being taken. • The tightening of requirements relating to Asbestos Management Plans will be implemented with awareness of privacy rights and with appropriate mechanisms for assistance in the case of genuine financial hardship.
Impacts on different age groups	• Many of the remaining affected property owners are elderly and have complex health, social and/or financial needs. The ability to remain in their property for a period of up to six months following surrender and payment of their settlement (through an Occupancy Permit) would assist these owners. The release of the equity in their home would enable owners to commence transition to new accommodation that suits their needs with upfront capital. The six-month transition period also enables adjustments to care routines and community familiarisation to be established in a staged manner to suit the individual.

	• Additionally, the Pathways to Eradication package aims to address community safety by preventing the occupancy of affected homes by future generations (Occupancy Prohibition), but supports the very elderly to see out their final years in their home up until 2025.

Economic

ACT Government Budget	• In the event of the worst-case scenario, the Pathways to Eradication initiatives will require increased funding for compulsory acquisition, demolition and remediation of eleven affected properties. These costs are offset by potential revenue from the sale of remediated blocks in forward years. • In the event no properties are subject to compulsory acquisition, there is no financial impact to the Directorate or the Territory. The financial impact of this submission assumes the worst-case scenario. • The projected financial impact of the worst-case scenario is as follows: - Capital expenditure: \$6.509 million (nominal); \$4.196 million (discounted) - Operating expenditure: \$1.113 million (nominal); \$0.694 million (discounted) - Revenue offset: 8.520 million (nominal); \$5.132 million (discounted).

Environmental

Environmental quality	• The Pathways to Eradication package will assist in achieving the ACT Government's end goal of eradicating loose fill asbestos from the Canberra community. Eradication will support improved urban renewal outcomes, through removal of affected properties and renewal within Canberra's streets and suburbs. • New homes are being built on once affected blocks in established suburbs. Each new home will improve the energy efficiency of homes in the ACT, enabling residents to reduce their energy use in comparison to older less efficient properties.
Waste	• Implementation of the Pathways to Eradication package will result in waste from the asbestos removal works and structural demolition of the remaining affected properties being deposited into the dedicated asbestos pits at the Mugga Lane Resource Management Centre. • Initial planning for the Scheme made provision for the disposal of all affected properties at waste management facilities within the ACT. This submission does not require any new works to be undertaken.