



**Queanbeyan
City Council**

Loose Fill Asbestos Insulation – Rates Relief Policy

Date policy was adopted by Council:	24 June 2015
Resolution number:	260/15 & 278/15
Previous Policy review date:	New Policy
Next Policy review date:	September 2016
Reference number:	C15112769

All Divisions

1. OUTCOMES:

This policy is to give owners of homes affected by loose fill asbestos insulation (also known as Mr Fluffy asbestos) rates relief pending the outcome of the NSW State Government's consideration of the report of the NSW Loose Fill Asbestos Insulation Taskforce into the most cost effective options for a Government purchase/demolition scheme for affected homes.

2. POLICY:

Loose fill asbestos insulation has the potential to make a property difficult to tenant or in some cases may prevent occupation of a home. Until a decision on the Taskforce's recommendations is made by the State Government, Council will provide rate relief to owners suffering consequential hardship, by deferring the recovery of rates and associated charges interest free for a twelve month period. If further relief is required at the end of this period a further application will be required.

3. DEFINITIONS

Affected Home – Means any single dwelling or any form of multi-unit dwelling (including flats, townhouses, units, dual occupancy or the like) which has at one time or another had loose fill asbestos insulation installed at those premises.

4. LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS

Section 577 of the Local Government Act 1993, allows a council to extend rate concessions to avoid Hardship.

5. CONTENT:

To be eligible for rates relief the Affected Home must be:

- On the NSW Register of Homes Affected by Loose Fill Asbestos; and
- Vacant and unable to be tenanted or occupied; and
- The owner must be experiencing financial hardship and demonstrate that hardship by completing a hardship application form.

These hardship applications will be assessed by a committee comprising the Chief Rates Officer, Chief Financial Officer and a representative from the Environment and Health section.

Where the committee is satisfied that hardship can be demonstrated the recovery of rates will be deferred and no interest charges shall be payable.

At the end of each financial year a report is to be presented to Council detailing the number of properties being granted this concession. The report will include a recommendation to write-off any interest charges which would have been due on the deferred rates.


All Divisions

6. PERFORMANCE INDICATOR

Nil

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PROCEDURES/GUIDELINES:-	
Date Procedure/Guideline (if any) was developed:	Nil
RECORDS:-	
Container Reference in TRIM: Policy	SF080616
Container Reference in TRIM: Procedure	N/A
Other locations of Policy:	Intranet (linked to TRIM Container)
Other locations of Procedures/Guidelines:	N/A)
DELEGATION (if any):-	
RESPONSIBILITY:-	
Draft Policy developed by:	Chief Rates Officer
Committees (if any) consulted in the development of the Draft Policy:	Nil
Responsibility for Implementation:	Chief Financial Officer
Responsibility for Review of Policy:	Chief Financial Officer

INTEGRATED PLANNING FRAMEWORK:	
Community Strategic Plan:	Theme No.6
Delivery Program Title:	Environmental Health
Operational Plan:	Program No. 520

Senior Authorising Officer	Position General Manager	Signature/Date 
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All Divisions

ACTION	COUNCIL MEETING DATE	RESOLUTION NUMBER	REPORT ITEM NUMBER
NEW/RECONFIRMED/AMENDED			
New	24 June 2015	260/15 & 278/15	Item 15.2 (Closed)

DATE REVIEWED	REVIEWER POSITION	REVIEWER NAME