

Note

This statement has been redacted to remove certain personal information and information that is not relevant to the land planning terms of reference.

QFCI

Date:

22/09/11

Jm

Exhibit Number:

599

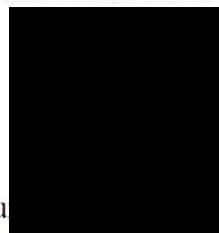
<i>Name of Witness</i>	Steven James BOLLAND
<i>Date of Birth</i>	[REDACTED]
<i>Address and contact details</i>	[REDACTED] Auchenflower 4066 [REDACTED] [REDACTED]
<i>Occupation</i>	Manager
<i>Officer taking statement</i>	Detective Sergeant Stephen Platz
<i>Date taken</i>	29/08/2011

Steven James BOLLAND states:

1. I am a [REDACTED] year old married male presently residing at [REDACTED] Auchenflower [REDACTED] with my wife and my 6 year old son. This house is a high set Queenslander style dwelling located in the [REDACTED] section of Torwood Street. We are located in a residential zone that is surrounded by houses that are approximately 60-80 years old. The site of the old Milton tennis centre is only a short distance away to our North east.
2. In December 2008 we purchased our current property. Leading up to this purchase we conducted the normal property checks which were conducted through Carter and Capner law firm. In addition to this, my wife and I requested further information concerning the potentiality of flood due to its proximity to the Brisbane River. As a result of this request we received a report from our conveyancers, which included a Brisbane City Council floodwise report. This report indicated that our premises was in a low risk flood zone. This report definitely influenced our decision to purchase this property I am able to produce this report.

Exhibit: Report from Carter and Capner Solicitors and Brisbane City Council Floodwise report.

Marked Exhibit No/...

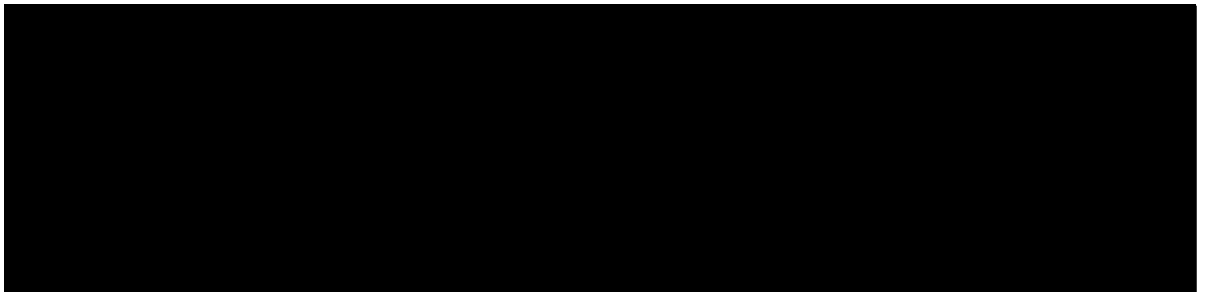
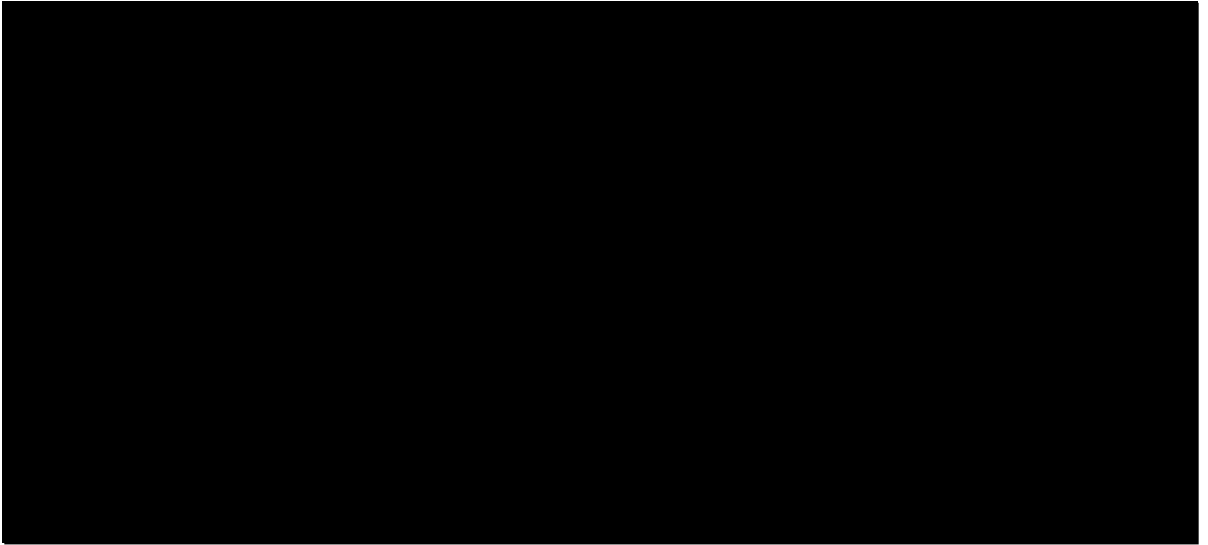


Witness Signature
Page Number 1 of 5

Signature of officer

400 George Street Brisbane
GPO Box 1738 Brisbane
Queensland 4001 Australia
Telephone 1300 309 634
Facsimile +61 7 3405 9750
www.floodcommission.qld.gov.au
ABN 65 959 415 158

3. Soon after purchasing the property we decided to raise the house so that the ground floor was three metres high. This was done more so to enable development underneath building and also to fit vehicles. At the time of this construction we asked the builder, who seemed to have a lot of local knowledge, if the 1974 floods affected this area. He indicated that they had but because of the lifting of the house and the installation of the Wivenhoe dam that we would not have a problem.



Marked Exhibit No/...

6. On Tuesday the 11th day of January 2011 Brisbane had experienced significant rain. I was monitoring news bulletins that stated that the Wivenhoe dam was 110% full and the potential of street flooding. I had been planning to fly to Sydney for work but because of this information I decided to cancel the trip. We started to clean the garage out of contents, which included lounges and the washing machine, and put them upstairs.

Witness Signature

Page Number 2 of 5

Signature of officer

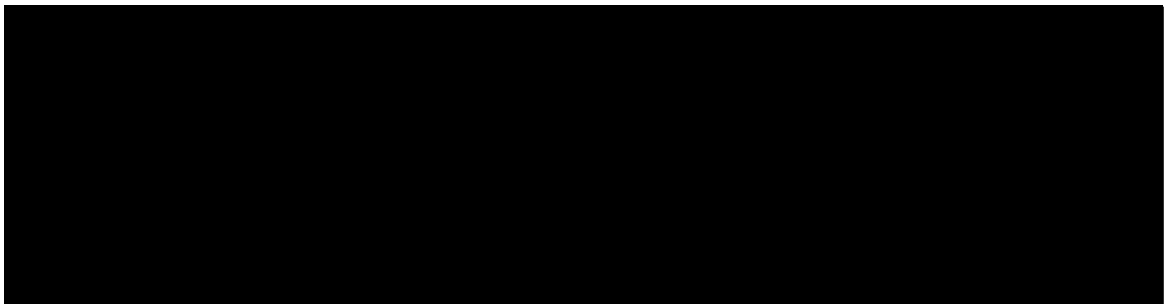
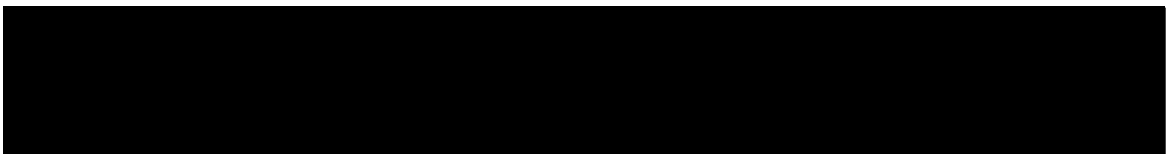
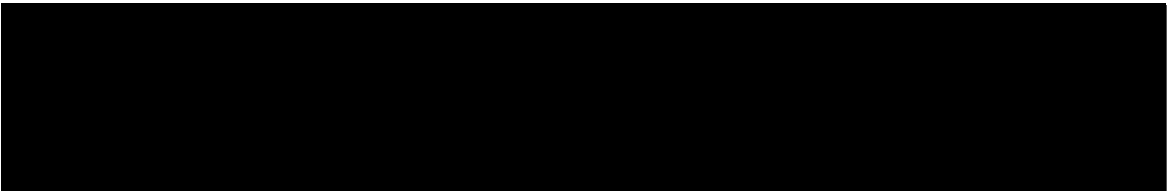
7. At 09:00am I observed water backing up from the drains outside number 22 and 25 Torwood Street and the street started to flood. We hurriedly made as many flood preparations as we could and also helped neighbours do theirs. The Police and SES had come around in a boat and asked us to evacuate. By 10:30am the water was thigh height and my wife and son left the area and went to my sister's place in Eagleby at approx this time. I followed on at approx 14:00 when the water was waist high, I still thought that my house was high enough to avoid flooding.

8. On Wednesday the 12th day of January 2011 my brother, brother in-law, a friend and I returned to my house in a tinnie and moored at the front steps. The water was now three steps below the ground floor height, approximately 2.7 metres. We then started to put our contents into the ceiling of the house and stacked furniture on top of benches and other things. We left at 2.30pm and by this time the water was only one step below floor height.

9. On Thursday the 13th day of January 2011 we went back to the house fairly early in the morning. I went inside the house and could see that the peak water level had subsided to below floor height. The peak height was visible due to the mud that was on everything and was just less than a metre from the floor. The water had affected the walls, fixtures, kitchen cupboards, the cork flooring and anything else we forgot to get up. I am able to produce photographs of the damage to the premises, general photographs indicating the height of the house and the drains in the street.

**Exhibit: Series of photographs depicting flood damage to 24
Torwood Street, general photographs of drains and height of premises**

Marked Exhibit No/...



13. Since the flood I have voiced my concerns over the drainage problems in the street that I feel are the primary cause of flooding. I attended the mayoral Chamber meetings which were designed so that community members can voice their issues after the floods. I actually spoke to former Lord Mayor Campbell NEWMAN and expressed my concern over two things. Firstly, a proposed development on the site of the old Milton Tennis centre which was suppose to build the land up considerably. I was concerned that this build up would back water towards our properties. Secondly, is the back up of storm water in the drains of Torwood Street. Mr NEWMAN said that he would look into both issues. Since this time I have heard that the development has been cancelled and the area will now be a park. I am very pleased with this response. The drains in question are cleaned out regularly by the council on request by myself, but work is still yet to commence to rectify them fully.


Witness Signature
Page Number 4 of



Signature of officer

14. I suggest that these drains have one way valves to prevent the back flow of river water at three points between Toowong and the City. They also require constant maintenance to prevent blockages, which as mentioned, has been occurring fairly regularly but only on request, the council should implement a maintenance program in flooding problem areas.

S.BOLLAND

Justices Act 1886	
I acknowledge by virtue of section 110A(5)(c)(ii) of the Justices Act 1886 that:	
(1)	This written statement by me dated 29/08/2011 and contained in the pages numbered 1 to 5 is true to the best of my knowledge and belief; and
(2)	I make this statement knowing that, if it were admitted as evidence, I may be liable to prosecution for stating in it anything that I know is false.
	
	Signature
Signed atBrisbane....this... <u>29</u> day of... <u>September</u>2011	

Witness Signature  Signature of officer

Page Number 5 of

Established 1944

Carter Capner Law Group comprises two independent
organisations: Carter Capner and Carter Capner Law

000034
7400 331101



OUR REF: TCA:BOL4972
YOUR REF:
DATE: 2 November 2007

Mr Steven J & Ms Anne M Bolland
[REDACTED]
BARDON QLD 4065

Dear Steven & Anne

RE: YOUR PURCHASE FROM MCCARTNEY, MCCARTNEY
PROPERTY - [REDACTED] AUCHENFLOWER 4066

We have now received the results of all remaining searches and enclose our Search Report and copies of the searches for your perusal.

Yours faithfully
CARTER CAPNER LAW

[REDACTED]

Contact Person: Tina Carruthers
Direct Contact No: [REDACTED]
Email: [REDACTED]

SEARCH REPORT

SELLER: MCCARTNEY, MCCARTNEY

BUYER: BOLLAND, BOLLAND

PROPERTY ADDRESS: [REDACTED] AUCHENFLOWER

DESCRIPTION: [REDACTED]
County of STANLEY Parish of ENOGGERA

DATE OF CONTRACT: 10/09/2007

The following responses have been received in respect of enquiries conducted on your behalf in this matter.

Per: [REDACTED]

Dated: 2 November 2007

DEPARTMENT OF NATURAL RESOURCES

A search of the title has revealed that the property is registered in the name of the seller. All mortgages registered over the property will be released at Settlement. There are no other encumbrances.

LOCAL AUTHORITY

The Brisbane City Council has advised as follows:-

Rates and fire service levy for the current quarter amount to \$545.14 and are paid. An adjustment will be made on settlement.

The property is zoned Residential. This appears to permit the existing use.

The unimproved value of the property according to Council records is \$270,000.00. There are no notices issued for the subject property.

Please see attached flood report for your reference as per your request.

OFFICE OF STATE REVENUE

A land tax clearance has been obtained from the Commissioner of Land Tax.

TRANSPORT DEPARTMENT

The Transport Department has advised that it has no known requirements from the subject property.

MAIN ROADS

The Department of Main Roads have no current requirements for the land.

QUEENSLAND RAILWAYS

Queensland Rail has no current proposals to acquire any part of the subject land or take any easement in respect to any part of it.

DEPARTMENT OF ENVIRONMENT

The property is not listed on the Contaminated Land Register or the Environmental Management Register.

BANKRUPTCY

The seller is not recorded as bankrupt.

CURRENT TITLE SEARCH

NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: [REDACTED]
Search Date: 12/09/2007 10:56

Title Reference: [REDACTED]
Date Created: 25/08/1971

Previous Title: [REDACTED]

REGISTERED OWNER

Dealing No: 708752722 21/06/2005

KEVIN FRANCIS MCCARTNEY
JUDITH ELLEN MCCARTNEY JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 57 REGISTERED PLAN [REDACTED]
County of STANLEY Parish of ENOGGERA
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. [REDACTED] (WSA 42)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES AND WATER) [2007]
Requested By: D APPLICATIONS GLOBAL X

While every care is taken to ensure the accuracy of this data The State of Queensland (Department of Natural Resources and Water) makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



BRISBANE CITY COUNCIL

Inspection of Records Application

Print heavily in BLOCK LETTERS

Application in person - Payment can be made at any Customer Service Centre
Billing - Brisbane City Council, GPO Box 2598, BRISBANE QLD 4001
System - Searches may be lodged at Council's Box, DX 40128,
Town Exchange, Level 1, 231 George Street, BRISBANE

Information regarding approved Building Applications can be obtained by completing
a Building Section Searches Application form CC392
A separate application and fee are applicable to obtain a Special Water Meter Reading

Reply to be Posted DX Collected Faxed

Name and address for reply

Customer Gateway Lawyers
GPO BOX 1800
BRISBANE QLD 4001

Proposed Buyer's name Steven James Holland & Anne Michele Holland

Seller's Full name Mandatory Kevin Francis McConroy & Judith Ellen McConroy

Street no. Street [Redacted] Suburb Auchinclocher 4066

Additional Street Frontages

Nature of property: Vacant land House Unit Commercial Other Other

Real Property Description NOTE: For all new Survey Plans including CTS, also provide previous cancelling description

Lot 67 on RP 10885

Parish Enoggera County STANLEY Applicant verified Information supplied - [Redacted]

ESS 10 Oct 2007

The underwritten are notes which will be supplied with the completed reply to this application and are conditions to which the information so given is subject.

- Subject to payments covering remittances being duly honoured on presentation at the paying bank the charges are as shown.
- The information herein is supplied without obligation to the Council. There do not appear to be any other charges on the land nor any requisitions or requirements made by the Council which have not been complied with so far as the Council is aware as at the date of reply. It should be carefully noted that the land and improvements (if any) have not been inspected by the Council for the purposes of this application and consequently this information is given on that understanding.
- Information relating to -
 - provisions of the City Plan 2000 which may affect the above land will be provided upon application being made for the relevant Planning and Development Certificate. For zoning or town planning information use Planning and Development Certificates Application form CC3039.
 - registered easements over the subject land in favour of the Council will not be provided.
- Queensland Transport is also responsible for road planning within the Greater Brisbane Area. Enquiries about road proposals should also be referred to Queensland Transport.

Original official receipt will be forwarded with the completed reply to this application
Brisbane City Council will exercise its best endeavour to process applications within the advertised time,
(i.e. within 12 clear working days after the date of lodgement) however no warranty or guarantee is given or implied

Account no. 14-820	Part
Control no. 775494	Date 11/10/07
Phone no. 07 3224 6000	Fax no. (07) 3224 6000
Customer no. 0897082	Mandatory

Map ref. UPRN

Notices J K R

No Fax reply - RQ / Fax Reply - I



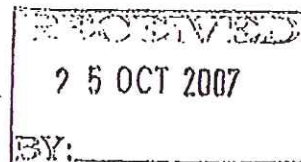
Dedicated to a better Brisbane

Brisbane City Council

Customer & Community Services
Compliance & Regulatory Services
Reception Level 11 Brisbane Square
266 George Street Brisbane Qld 4000
GPO Box 1434 Brisbane Qld 4001

Telephone 07 3403 8888

Contact Name: Requisition Clerk
Telephone: 3403 8888
Facsimile: 3403 5166
Our Ref: Request [REDACTED]
Customer no. : 9897082 (Please quote this number)



24 October 2007
AVERAGE RATEABLE VALUE: \$270,000
TOTAL AREA: 405 sqm
REAL PROPERTY DESCRIPTION: [REDACTED] PAR ENOGERA
ACCOUNT NUMBER: [REDACTED]
RATES & FIRE SERVICES LEVY: \$545.14 per quarter plus Water Consumption Charges
AMOUNT OWING: \$0.00 to 31/12/2007

DOMESTIC WATER DETAILS

Bill Readings List (Please refer to Important Notes)

Reading Period		Meter Readings		Units Charged	Average Daily Usage
From	To	From	To		
Meter Number: RC AZ031961					
24/04/2007	20/07/2007	1,608	1,629	21	0.241
22/01/2007	24/04/2007	1,584	1,608	24	0.261
17/10/2006	22/01/2007	1,550	1,584	34	0.351
25/07/2006	17/10/2006	1,512	1,550	38	0.452

Brisbane Water Customer Reference : 10173985

For water charges, please see below.

OTHER MATTERS AFFECTING THE LAND OR STRUCTURE THEREON:

Council advises that as at the cash register receipt date shown on the application form, there exists no current approval of the Brisbane City Council which, if implemented, will require part of the subject land to be opened as road.

Council records indicate that existing stormwater drainage affects this property. To obtain further information on this matter, please call at any Regional Business Centre or Customer Service Centre (for locations telephone the Council Call Centre on 3403 8888) quoting drawing number with one private foulwater line.

Council has some information about flooding that is relevant to this property. It is important that you refer to the attached Flood Report.

Council records indicate there is 1 sewerage connection provided for the property.

Drainage Plan Number: [REDACTED]

Sewer reticulation plan attached.

Important Notes

NEW FEES FOR INSPECTION OF RECORD APPLICATIONS FROM 1 JULY 2006.

Standard	\$144.00
Standard with Fax Response	\$154.00
Fast Track	\$236.00
Fast Track with Fax Response	\$246.00

Property Searches are now online -- register now and view and print current rates balance enquiries
Register now to view and print current rates balance enquiries online at no charge. You can also make faster lodgements of inspection of records, planning and development certificates and building searches. To find out more, visit www.ourbrisbane.com, click on the Council button, then search for 'conveyancing' or call Council on 3403 8888.

PLEASE NOTE: From 1 January 2000, Brisbane City Council has offered Community Title Scheme (CTS) properties new choices in the way in which they are billed for water. Please contact the owner or Body Corporate to check if applications to convert to new schemes have been made.

WATER & SEWERAGE CHARGES

Contact Brisbane Water on 3403 0400 if "No Bill Details Found" or no water meter information is listed. Interest may accrue on outstanding balances.

For the latest water and sewerage charges view the Budget 2007-08 at www.brisbane.qld.gov.au.

Water Charges

If the reading dates shown under "Bill Readings List" are within the current rating quarter, then the charges will appear on your next account. Council does not issue a final account. Apportioning charges and confirming that a separate water supply/connection exists to this property is the responsibility of the owner or agent.

A charge is levied for each kilolitre (kL) of water consumption registered by the water meter on each property. The charges are billed to the property owner on a monthly or quarterly basis. Water consumption charges are calculated using a tiered system where different prices are applied depending on the total consumption for the property. These tiers are calculated using a daily rate and are based on each water meter reading period.

A water access charge of \$140 per property per year (\$35 per quarter) is also charged and all consumption charges include a \$0.09 per kL component for the SEQ Water Surcharge. These charges are the same for residential and commercial properties.

The charge per kilolitre for water consumption is different for residential and commercial properties.

2007/2008 residential tiered charges:

Tier 1 0-255 kL p.a.	\$1.19 per kL
Tier 2 256 - 310 kL p.a.	\$1.23 per kL
Tier 3 310 kL and above p.a.	\$1.69 per kL

2007/2008 commercial tiered charges:

Tier 1 0 - 200 kL p.a.	\$1.29 per kL
Tier 2 201 - 300 kL p.a.	\$1.39 per kL
Tier 3 300 kL and above p.a.	\$1.74 per kL

How to calculate water consumption charges

Example: a residential customer uses 80 kL of water in an 89 day water meter reading period.

1. Work out how many kilolitres apply in each tier:

Tier 1 threshold is 255 kL divided by 365 days multiplied by 89 days = 62 kL
Tier 2 threshold is 310 kL divided by 365 days multiplied by 89 days = 76 kL
Tier 3 threshold is all consumption above 76 kL

2. Calculate the charges using the kilolitres that apply in each tier:

\$1.19 for 62 kL	\$ 73.78
\$1.23 for 14 kL (76 kL minus 62 kL)	\$ 17.22
\$1.69 for 4 kL (80 kL minus 76 kL)	\$ 6.76
Quarterly water access charge	\$ 35.00
Total charges	\$132.76

If the property is part of a Community Title Scheme (CTS) or building unit property (BUP), the water consumption charges are calculated using the tiered system as for residential and commercial properties. The consumption for the individual unit is calculated based on one of the following methods:

- Water consumption is determined by reading the individual water meter attached to each individual lot.
- Water consumption is determined by dividing the total water consumption for the CTS or BUP between property owners using the contribution schedule lot entitlement for each individual lot.
- All water consumption and water access charges are billed directly to the Body Corporate of the CTS or BUP who then disperse the water consumption charges between the property owners by an agreed method.

Please contact the Body Corporate to check how the water consumption for this property is calculated.

Sewerage Charges

An access charge of \$376.40 (\$94.10 per quarter) is charged. The access charge is the same for residential and commercial properties. If the property is a private roadway or car parks and storage units on CTS properties the access charge will be \$140.00 (\$35.00 per quarter).

Commercial properties are charged a pedestal charge for each toilet on the property, which is connected to the Council's sewerage system. Residential properties are not charged for toilets.

To view the current pedestal charges refer to the Sewerage Pedestal Charge Table on page 278 of the Budget 2007-08 Resolution of Rates and Charges at www.brisbane.qld.gov.au

Trade Waste Charges

Trade Waste charges may apply for commercial properties. For information about trade waste charges refer to pages 64 and 65 of the Budget 2007-08 fees and charges at www.brisbane.qld.gov.au.

ROAD INFORMATION

The Council does not supply road planning information relating decisions of any committee or board of the Council except where that committee or board in making such decision was acting as the delegate of the Council (in which case the decision is regarded as a decision of the Council).

Dedication of land for road purposes is sometimes required as a condition of development. Such conditions can be obtained on the lodgement of a formal application for development. The amount of roadworks required is determined by the type and intensity of development.

OWNERSHIP TRANSFER FEE

The Brisbane City Council charges an ownership transfer fee of \$94.00 to all purchases of property within the City. This fee will appear on the first rate account issued to the new owner after the recording by Council of the change of ownership. It will include part sales of estates.

An application for an exemption from this fee can be made in certain circumstances, however, application for exemption must be made within 12 months of the date of the issue of the first rate account.

Examples of exemptions include, purchases made in respect of a first principal place of residence or in such cases as change of name, or transmission of property in the event of marriage or divorce or following death. Application forms for exemption from the fee are now available from Regional Centres and Library and Customer Centre, Brisbane Square, 266 George St Brisbane.

PENSIONER INFORMATION

Eligible pensioners are required to submit a new application for pensioner partial remission on the purchased property. This should be completed prior to the end of the quarter at any Customer Service Centre or Ward Office. A letter of grant from Centrelink or Veteran Affairs, Queensland Pensioner Concession Card and/or Gold Repatriation Health Card for all conditions and proof of residency should be produced when making application.


DX BOX

Council has taken membership with Australian Document Exchange Pty Ltd (AUSDOC), and it is anticipated that use of the service will facilitate the return of Rate Searches. It should be understood that this service is restricted to the lodgement of Inspection of Records only. Building Searches and Town Planning applications should not be included in your DX envelope.

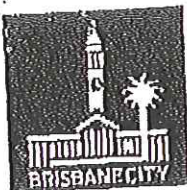
Council's box number for Inspection of Records only is DX 40128, and is located at the Uptown Exchange, Level 4, 231 George Street, Brisbane.

Council recommends that all searches, with other relevant authorities, be conducted to ensure all necessary information on the subject property is obtained.

Customer Number: Each firm has been provided with a Customer Number, which is located in the box next to the box in which you place your fax number. This is your unique identification number for all "Inspection of Records". It is necessary to complete this to avoid any delay and to expedite the return of your searches.



Compliance and Regulatory Services Manager
Customer and Community Services Division
BRISBANE CITY COUNCIL



ABN: 72002706796

FloodWise Property Report

Time & Date of Issue: 11/10/2007 11:03:40
Report Reference: 465773

1. General Information

- 1.1 The flood information supplied does not represent the highest probable flood level that could occur on this property. A flood more severe than a Defined Flood can / will occur, although, such events are rare.
- 1.2 Where a property may be affected by flooding from two or more sources (ie: Brisbane River, creek or local waterway flooding) the higher Defined Flood Level is given.
- 1.3 If a property may be affected by flooding, it may also be affected by a Waterway Corridor. The Waterway Corridor indicates where development is controlled to preserve the capacity of the land to meet the waterway objectives. For further information on this contact the Development Assessment Customer Liaison Officer on phone 3403 8888.
- 1.4 The property may also be affected by localised Overland Flow. For works in localised overland flow paths, the applicant must lodge an application for Building Over/Near Stormwater Facilities to Council for assessment. The location of stormwater pipes can be obtained from Council's Customer Service Centres. The applicant must engage a suitably qualified and experienced Registered Professional Engineer in Queensland (RPEQ) to undertake the appropriate assessments.
- 1.5 Any proposed filling of land must be undertaken in accordance with the requirements specified in the Brisbane City Plan 2000. Habitable Floor Levels are to be in accordance with the Brisbane City Plan 2000.
- 1.6 Defined Flood Levels shown on this form have been determined from the information available to Council at the date of issue. The Defined Flood Level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels. Changes in the condition of local creeks and waterways may further alter the effects of flooding.
- 1.7 The Flood Report is a guide only and should not be used or relied upon for development purposes. For development purposes, it is recommended that a registered surveyor or engineer be engaged to undertake the appropriate assessments.
- 1.8 For the reasons set out above, Council makes no warranty or representation regarding the accuracy or completeness of a Flood Report and Council disclaims any responsibility or liability in relation to the use or reliance by any person of a Flood Report.

2. Property Details

Property Address (property address for which flood report is being provided):

██████████ AUCHENFLOWER QLD 4066

Real Property Description:

██████████

3. Flood Level Information

The following flood level data is based on available information.

1. Defined Flood Level*	5.4 m (AHD)*	Highest Flooding From: BRISBANE RIVER
		Flooding also from: Not Available
2. Minimum Ground Level*		1.8 m (AHD)*
3. Maximum Ground Level*		3.2 m (AHD)*

If you require further information specific to your property you should seek advice from a Registered Professional Engineer in Queensland (for example to determine if an overland flow path affects the property).

4. Further Information (this section refers only to River and Creek Waterway Flooding)

If you are building a new dwelling, extending an existing dwelling, planning a subdivision, and other similar such development, the following information may also apply:

1. 50 Year ARI* Flood Level	4.3 m (AHD)*	Flooding from: BRISBANE RIVER
2. 20 Year ARI* Flood Level	3.0 m (AHD)*	Flooding from: BRISBANE RIVER
3. 5 Year ARI* Flood Level	Not Available m (AHD)*	Flooding from: Not Available

THE ABSENCE OF FLOOD RECORDS DOES NOT IMPLY THAT THE ABOVE PROPERTY IS NOT SUBJECT TO FLOODING, SIMPLY THAT COUNCIL HAS NO RECORDS.

* Refer to Glossary of Terms for definitions

5. Glossary of Terms

5.1 Defined Flood Level:

- Is the level used for planning purposes for example the habitable floor level of a building is the Defined Flood Level + 500mm. For creeks it is generally based on the anticipated 100year ARI flood event. For more information, please refer to the Housing Code in City Plan 2000 and to Council's Subdivision and Development Guidelines.
- Generally, the Defined Flood Levels have been produced using historic information and computer modelling. Where no computer models are available, the Defined Flood Level is estimated on the basis of the highest recorded flood level. A Defined Flood Level does not take into account localised Overland Flow unless expressly stated in the Flood Report.

5.2 Highest Recorded Flood Level:

- the maximum level of flood waters from a historic event for which Council has records.

5.3 Waterway Corridor:

- the riparian corridor along a waterway (being a river, creek or tributary of a creek) which protects and enhances the water flow, water quality and biodiversity, and restricts development, especially where at risk of flooding.

5.4 Registered Professional Engineer in Queensland (RPEQ):

- Is a Professional Engineer registered with the Board of Professional Engineers, Queensland. A list of these is available from the Yellow Pages under Engineers – Consulting.

5.5 Brisbane City Plan 2000:

- was produced in 2000 and is a comprehensive statement of Council's intentions for future development in Brisbane.

5.6 Habitable Floor Level:

- Is the minimum level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

5.7 AHD - Australian Height Datum:

- Is the survey height datum adopted by the National Mapping Council of Australia as the reference point for defining reduced levels. The level 0.0 m AHD is approximately mean sea level.

5.8 Minimum Ground Level:

- Is the lowest natural ground level on the applicant's property. Check with a registered Surveyor for further information on ground levels.

5.9 Maximum Ground Level:

- Is the highest natural ground level on the applicant's property. Check with a registered Surveyor for further information on ground levels.

5.10 Overland Flow:

- run off which exceeds the capacity of the underground drainage system (if present) and which concentrates in surface depressions and gullies as it flows down a catchment.

5.11 ARI – Average Recurrence Interval:

- a statistical estimate of the average period in years between the occurrence of a flood of a given size or larger (eg. the 100-year ARI flood event will occur on average once every 100 years), however the ARI of a flood event gives no indication of when a flood of that size will occur next.

Flooding Awareness and Stormwater Drainage

Brisbane enjoys a sub-tropical climate with a summer rainy season occurring mostly from November to March during which time rain generally falls as thunderstorms or heavy downpours. The intensity and frequency of these events can put a lot of pressure on Council's stormwater drainage system.

As our city grows and housing styles change, we are increasingly building hard surfaces which create more stormwater run-off. In a typical urban area, surface run off and roof water from properties are discharged onto roads, into gutters and conveyed via *underground* piped drainage systems to our waterways. Stormwater also flows *overland*, along roads and footpaths, and through properties and parklands into our waterways. The stormwater discharged into the local creeks in turn flows to the rivers and Moreton Bay.

Residents and local businesses should familiarise themselves with where their local waterway is, the location of the *overland flow paths* (depressions and gullies in which the surface run-off concentrates as it flows down the catchment) and the potential impact of flood events in the vicinity.

TYPES OF FLOODING

Brisbane experiences different types and frequencies of floods including:

River flooding occurs when run off from rain across the Brisbane River Catchment exceeds the river's channel capacity. For this to occur there must be widespread heavy rain (eg. cyclonic or low-pressure meteorological system) throughout the catchment area over many days. River flooding can take several days to peak depending on the amount of rain fallen and where it has occurred within the catchment. The Brisbane River Catchment runs from the peak of the Great Dividing Range, through the city centre and into Moreton Bay, the whole Brisbane River Catchment covers around 13,500km².

Creek or waterway flooding occurs when run off from within the creek catchment exceeds the creek/waterway channel capacity. When this occurs, water flows as part of the natural process over land. This could result from a severe thunderstorm or periods of prolonged rain.

Local Flooding occurs when the capacity of the underground stormwater drainage system, pipes and gully inlets, become overloaded with too much water, blocked with sediment, litter or debris and/or when a building or landscaping obstructs an *overland flow path* (the lowest path water can find). This can be the result of a severe thunderstorm.

Storm Surge impacts on the coastal areas and occurs when a cyclonic event causes extremely low air pressure and coincides with high tides. As a result sea levels rise increasing the height of flood events. During the cyclonic event, flood levels may also increase from the effect of wind on waves.

ADVICE TO RESIDENTS AND LOCAL BUSINESSES

Help reduce flooding by:

- ensuring the stormwater drainage system operates to its full capacity:
 - preventing sediment from entering the stormwater system
 - clearing soil and sand out of gutters and avoiding stockpiling of dirt, sand and mulch where it could be washed into a drain
 - ensuring builders and landscapers on your property install erosion and sediment control measures during construction to prevent sediment from entering the stormwater system
 - removing garden clippings, leaves and litter from gutters and drains near your property
 - not disposing of garden clippings, leaves or other litter into gutters, drains or creek banks. Garden waste should preferably be composted (phone Council on 3403 8888 for composting information or talk to your local nursery).
- regularly clearing leaves and other debris from roof gutters
- removing building materials and other objects from your yard which could block the flow of water through your property.

Property owners can be liable for damages if the building and/or filling on your property increases flood levels or the frequency of flooding to your neighbour's property.

Because water flows downhill, structures built below the level of the adjoining land are prone to flooding from surface run off and overflow of stormwater drains. It is the responsibility of the residents and local businesses to ensure that the overland flow path is kept free from any obstructions including buildings and landscaping.

Flooding resulting from blockages of private drains carrying water from roof downpipes

Property owners should be aware of the location of roof and stormwater drains on their property, for example where the pipes start and end, where the pipes are laid and through which properties they run. To prevent blockages of private stormwater drains, avoid damaging drainage pipes, planting trees close to pipes, and ensure pipes are kept in good condition.

In the event of a blockage on a neighbouring property causing a problem, property owners are encouraged to negotiate with neighbours to have the blockage cleared.

It is not Council's policy or responsibility to repair private drainage systems nor will Council become involved in neighbourhood disputes of this nature. It is the responsibility of property owners to maintain pipes on privately owned land by ensuring the prevention of blockages.

Flooding resulting from upstream property owner(s) diverting or concentrating overland flow

A building approval is required for any building works planned in an overland flow path.

Council does not encourage the diversion or concentration of stormwater run off, and any dispute between neighbours is a civil matter in which Council has no jurisdiction.

Property owners can be liable for damages if the building and/or filling on their property causes an increase in flood levels or frequency of flooding to the neighbouring properties.

MAJOR FLOOD MITIGATION SCHEMES & FLOODPLAIN MANAGEMENT

Through flood mitigation schemes and works, Council has endeavoured to improve the function, quality, amenity and accessibility of Brisbane's waterways in partnership with the community through the planning and implementation of a program of works.

Since 1974 several major flood mitigation schemes have been implemented by Council to reduce flooding problems. While these schemes, and the construction of Wivenhoe Dam, have reduced river and creek flooding, flooding can never be eliminated.

Other floodplain management practices implemented by Council include:

- Minimising the risk of flooding by setting minimum habitable floor levels in areas prone to creek or river flooding during major storm events.
- Minimising the impact of flooding on existing developments by restricting development within the defined Waterway Corridor on critical areas of the floodplain.

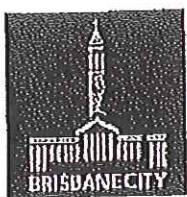
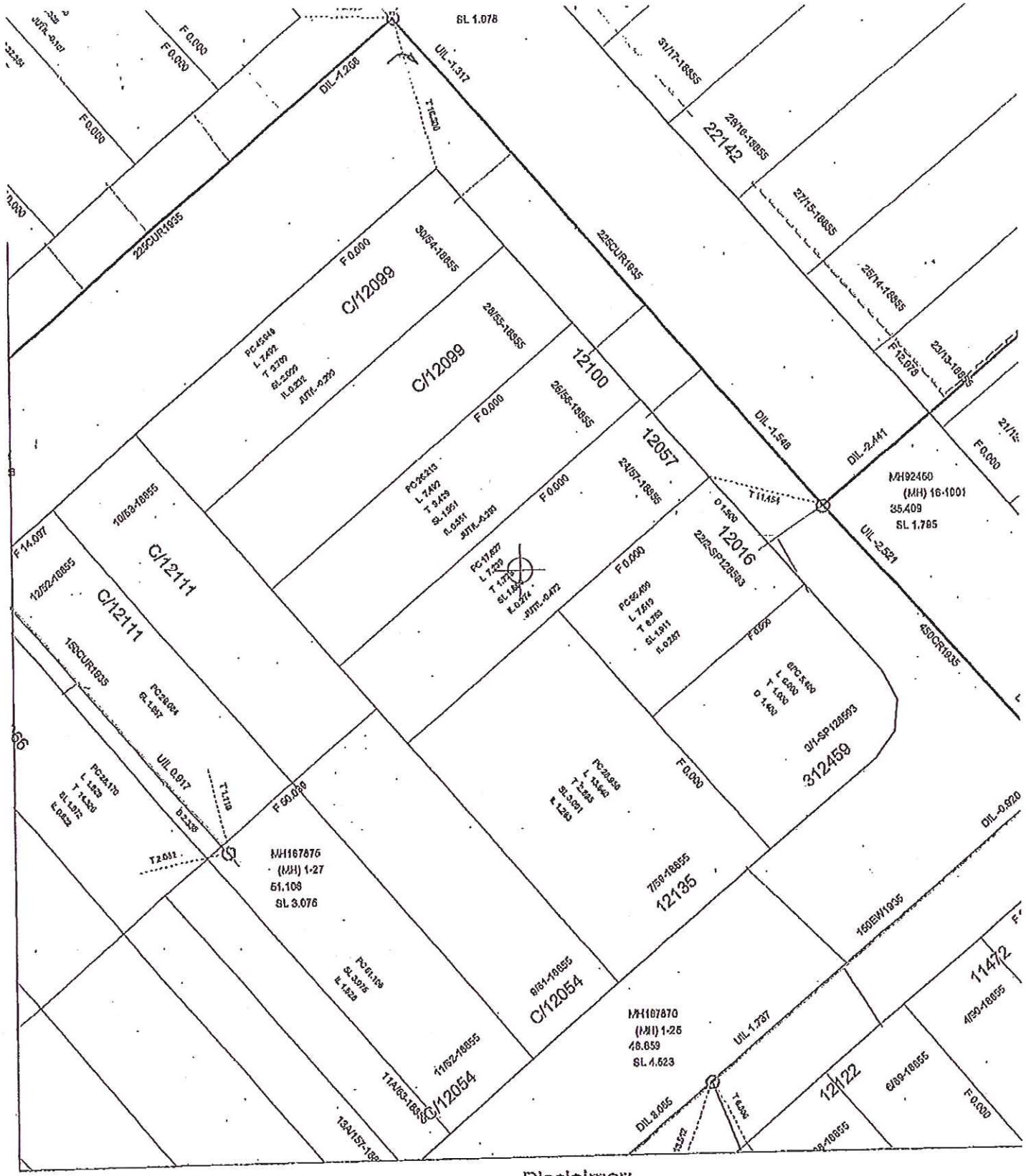
Contact Council for flood level information when purchasing a property or moving into rental accommodation to establish the indicative type and levels of flooding that could occur on that property.

INFORMATION AND ADVICE DURING RIVER AND /OR CREEK FLOODING

The Bureau of Meteorology provides weather and flood warnings over the radio and television alerting the community to a flood emergency. When a flood emergency occurs, services you can access for further information include:

- Brisbane City Council on 3403 8888 for predicted flood levels during a major RIVER flood event.
- The Brisbane City State Emergency Services (SES) on 3403 8888 for emergency rescue, property protection and clean-up after a flood event
- The Royal Automobile Club of Queensland (RACQ) on 3219 0900 for information on road conditions and road closures

For more information on anything contained in this fact sheet please contact the Brisbane City Council Call Centre on 3403 8888.



Copyright BCC, 2000
WebMapX version 2.1

Date: 11/10/2007
Time: 16:17:00
Userid: req3
Scale: 1:500

Themes:
Bldg Unit Plans
Highway / Roads
Sewerage BCO
Sewer Rollo Day's

Location:
408802 6901620

Disclaimer:
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In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data. Data must not be used for direct marketing or be used in breach of the privacy laws. Copyright of data is as follows:
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Cadastral Data (January 2007)



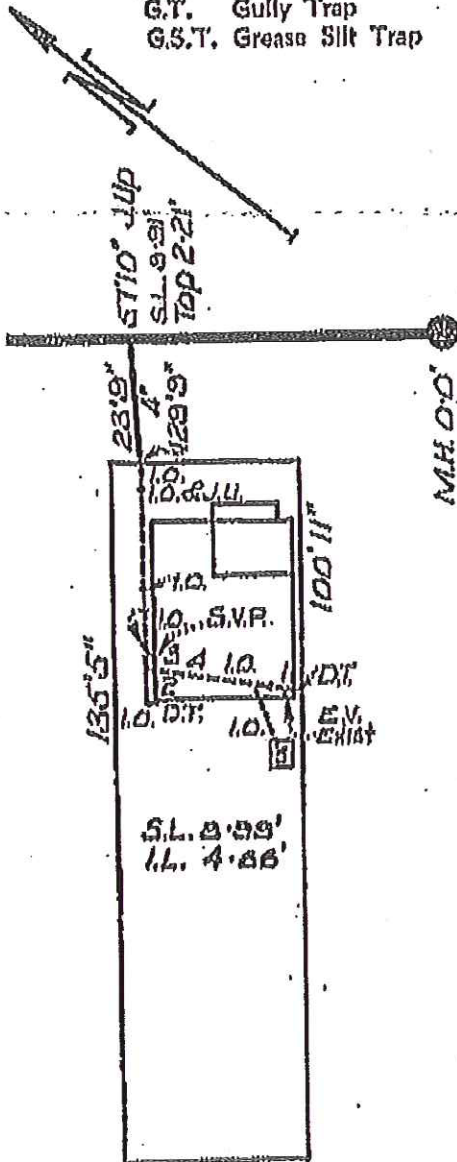
SMARTWOOD PTY. LTD.

- NOTES**
- Dimensions to be taken for locating sewer connection. Drains to be 4in. pipes unless otherwise stated.
 - Any person connecting any rainwater down pipe or any tank overflow to this Department's sewer is liable to a penalty.
 - It is the responsibility of the owner to provide an adequate supply of water to all fittings and fixtures on the premises.
 - If overflow pipes from flushing cisterns do not discharge to the open air, and discharge onto the floor the W.C., it is the owner's responsibility to provide a floor waste to drain overflow from cisterns to avoid causing damage.
 - The preparation of this drainage plan does not affect or prejudice any liability for non-registration of the premises under Chapter 48 of the Council's Ordinances.
 - Any existing drainage shown on this plan is in accordance with the information available but no responsibility can be accepted for the correct location.
 - Existing drains shown either as broken line or in brown. Proposed drains shown either as full line or in green.
 - All vent pipes to be cast iron, galvanised wrought iron or other approved material.
 - It is the Contractor's responsibility to provide junctions for main vents where considered necessary, while drainage work is being carried out.
 - If the sewer connection has not been constructed, the internal drain shall be laid not closer than 6ft. from the proposed connection point. On construction of the connection the internal drain may be completed.
 - It is the Contractor's responsibility to ascertain the location and depth of Public Utilities, e.g., Electricity, Gas etc., which may be affected by this plan, prior to commencing work.
 - Unless otherwise stated, all inspection chambers are to be constructed at full depth.

LEGEND:

B.T. Boundary Trap	J.U. Jump Up	S.V.P. Soil Vent Pipe	I.C. Inspection Chamber
D.T. Disconnecter Trap	S.P. Soil Pipe	C.I.P. Cast Iron Pipe	I.O. Inspection Open
G.T. Gully Trap	E.V. Educt Vent	I.B. Inspection Bend	I.J. Inspection Junction
G.S.T. Grease Silt Trap	I.V. Induct Vent	C.T.S. Connected to Sewer	I.P. Inspection Pipe

Scale — 40 feet to 1 inch



REFERENCE

1. Kitchen Sink C.T.S. Floor Level
2. Bath C.T.S. Floor Level
3. W.C. (Internal) " " "
4. Wash Tubs C.T.S. " "
5. W.C. (External) C.T.S. Yard

Note: Ref. 3. W.C. to open off Bathroom. Owner to construct fixed with at least 2 sq feet of

W.C. TO BE CONSTRUCTED WITH FOLLOWING INTERNAL CLEAR DIMENSIONS:— LENGTH 5'0" — WIDTH 1' HEIGHT 6'6"

Note: All rainwater downpipes to be disconnected from house and disposal of rainwater to the satisfaction of the Chief Officer, Department of H

COPY OF APPROVED PLAN B.C.C.

Rosalie. 4064

~~XXXXX~~ ~~XXXXX~~
ADDITIONS

120'

WILMAN

The Gap. 4061

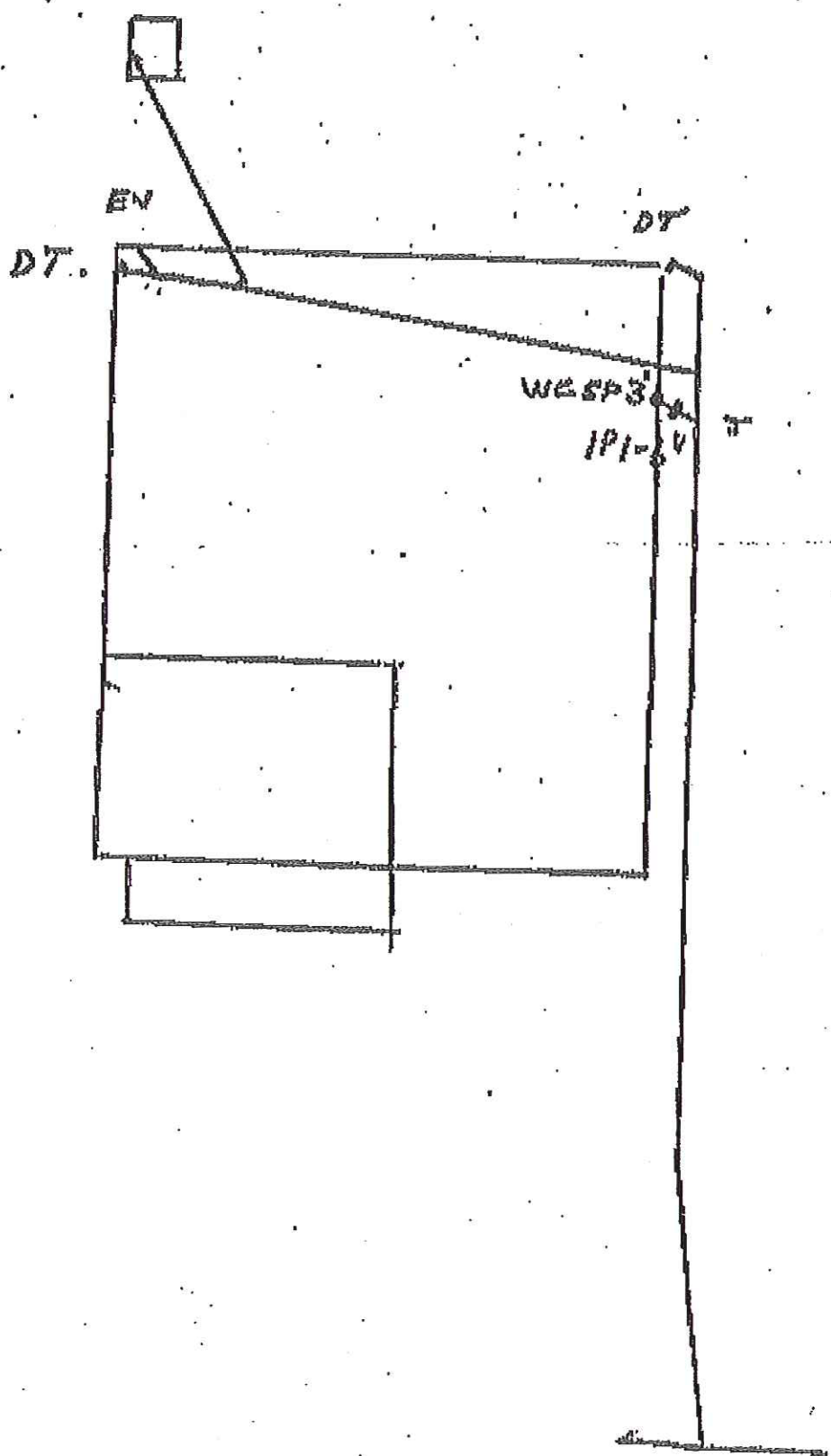
4/8/

VO

XX

XX

XX



3'-00'

YOUR REF [REDACTED]
OUR REF [REDACTED]
PHONE 1300 300 734
FAX (07) 3227 7577
DATE 12/10/2007



Office of
State Revenue

CARTER CAPNER
GPO Box 1860
BRISBANE QLD 4001

"LAND TAX ACT 1915"

"LAND TAX CLEARANCE CERTIFICATE"

This certificate is issued pursuant to section 37(1) of the Land Tax Act on information provided by the applicant. The Office accepts no responsibility for the resultant advice should that information be incorrect or insufficient.

In respect of the subject land I certify that there is no Land Tax unpaid up to and including 30th June 2008 provided all details supplied remain unaltered until this date.

Vendor : JUDITH ELLEN MCCARTNEY
KEVIN FRANCIS MCCARTNEY
Purchaser : STEVEN JAMES BOLLAND & ANNE MICHELE BOLLAND
Description : L57/RP18855

Other Property Details

Local Authority : TOOWONG
Parish : ENOGGERA
Area : 405 M2
Address : [REDACTED]

Anticipated Date of Possession : 09/11/2007

Note: If the actual date of possession is not in the same financial year as the anticipated date of possession, then this certificate is not valid.

PAUL MALOS
Senior Revenue Officer
for Commissioner of Land Tax

Upper Plaza
33 Charlotte Street Brisbane Qld 4000
GPO Box 2476 Brisbane Qld 4001
Website: www.oar.qld.gov.au
A Portfolio Office of Queensland Treasury
ABN: 90 856 020 239

271881

Property search enquiry



Please forward to: Property search coordinator
by email: QTpropertysearch@transport.qld.gov.au
Email submission is preferred - otherwise please fax to: 3306 7492

General Information: At present QT does not charge a fee for responding to property search enquiries. It is possible that a fee will be introduced to cover the cost of supplying this service in the future.

Part A - Applicant Details

Applicant: Company:

Phone: Fax: Email:

Part B - Property Details

Please provide advice on any requirement Queensland Transport may have on the land indicated below.

Lot: Street Address:

Local Authority: County: Parish:

Buyer: Seller: Settlement Date:

Any other purpose for which the information is required:

One search (lot/plan) per form - Must attach a current survey plan with the boundary of the parcel of land highlighted or bolded.

Part C - Agreement

I agree to the following terms and conditions:

- Queensland Transport (QT) estimates 10 working days to respond to my property search enquiry. In some instances a response may take more or less time than 10 days. A "fast track" service is not available. QT is not responsible for any loss howsoever arising in the event the response takes more than 10 days.
- Any information supplied by QT is for the exclusive use of the Seller and/or Buyer shown above and the Mortgagee (if applicable).
- QT has the right to not respond, or delay a response, to a request if any part of this form is incomplete, illegible or contains inaccurate information. QT is not responsible for any loss howsoever arising if any part of this form is incomplete, illegible or contains inaccurate information.
- Any information supplied by QT is only for transport proposals currently approved by QT. No responsibility is accepted or warranties given in respect of any future QT transport proposals which may affect the land.
- QT cannot advise of proposals developed by other authorities. It is the applicant's responsibility to conduct searches with any other authority (eg Main Roads, QR) that may have a requirement from the above mentioned piece of land.

Queensland Transport reserves the right to alter any of the above-mentioned terms or conditions without notice.

Signed: me: Electronic Search Services Date:

Part D - Response to Applicant

PSN:

Queensland Transport has no knowledge of any currently approved proposal which may affect the parcel of land shown in Part B.

Authorised Person

Approved: Title: Date:

INTERNAL USE ONLY

Referred to:

ITE RPF TL

Date: Date: Date:

Response:

Date: Date: Date:

Personal information on this form is required to enable Queensland Transport to accurately identify the land referred to on this form, to communicate with the applicant regarding this property search enquiry and to respond to this property search enquiry. Authorised officers within Queensland Transport may have access to this information. The information recorded will not be disclosed to a third party without the individual's consent or unless required by law.

15 OCT 2007

Application for information concerning Main Roads land requirements for road purposes



Queensland Government

Department of Main Roads

Metropolitan District

P.O. Box 70 Spring Hill Qld 4004

Metropolitan - SPRING HILL, QLD

Applicant's name and postal address:

PH: (07) 3210-3444

A 1841333

Carter Capner Lawyers
GPO Box 1860
BRISBANE QLD 4001

Applicants to note:

- 1. Privacy Disclaimer**
Main Roads requires the information on this form in order to correctly identify the location of land to enable your enquiry for information concerning Main Roads land requirements for road purposes to be processed. Incomplete information may require the return of the form for completion with consequent delays. Authorised departmental staff have access to the information recorded on this form and will not disclose individuals details to third parties without your consent or unless required by law.
- 2.** This application should be submitted to the relevant District Director. Lists showing Local Governments and corresponding Main Roads Districts are available on request.
- 3.** Replies endorsed on this form refer to current road requirements from the subject property(s). Plans showing the future major road network systems are available for viewing at the respective District Offices. If any further discussion is required please contact the District Office to make an appointment.

Applicant's Reference Number: bol4972 ✓

Purpose for which information is required:
Conveyancing

Sign: [Redacted] Date: 10 / 10 / 2007

Location Sketch: (Street names esser&a)

Attach real property plan where available.

Property Details:

Local Government: Brisbane Town: _____

Number and Street: [Redacted] Suburb: Auchenflower

Lot: [Redacted] Area: _____

Original Portion Number: _____

Sub/Resub: _____

County: Stanley Parish: Enoggera

Nature of Property (House, Industrial, vacant etc.):
Other

Owner's name: Kevin Francis McCartney & Judith Ellen McCartney

Owner's address: Po Box 552
Echuca

Purchaser's name: Steven James Bolland & Anne Michele Bolland

Purchaser's address: _____

11 OCT 2007

Official Reply:

Main Roads _____s from
the subject _____

**DISTRICT DIRECTOR
METROPOLITAN**



IDENTIFICATION OF QR LAND REQUIREMENTS
PROPERTY SEARCH

15 OCT 2007

Property Division
GPO Box 1386, Brisbane, Q. 4001
DX 310 Brisbane
Telephone: (07) 3235 1661
ABN 47 604 947 264

Applicant's Name & DX or Postal Address

Carter Capner Lawyers
GPO Box 1860
BRISBANE QLD 4001

Please attach the following:

we need BOTH plans to process your application.

1. Full copy of "REGISTERED PLAN"
NOT Building Units Plan or Group Title Plan
(Current street names should be inserted)

2. LOCALITY PLAN
Extract from: Cadastral Map, Town Plan or Street Directory

LODGED BY ESS

Applicant's Reference..... bol4972 ✓

Telephone Number..... (07) 3210-3444

Purchaser (Optional)..... Steven James Bolland & Anne Michele Bolland

Facsimile Number..... (07) 3221-6058

Local Authority Brisbane

Town/Suburb Auchenflower

Number and Street [REDACTED]

Lot [REDACTED] Registered Plan [REDACTED]

County Stanley

Parish Enoggera

Original Portion No.

Settlement Date 09 Nov 2007

Nature of Property (e.g. House, Industrial, Vacant) Other

Intended use of property

Is this property being purchased from Queensland Rail? No Yes No

(This must be proved)

Search Required: Standard Search (\$16.50) Over the Counter Search (\$16.50) Fax Search (\$27.50)
(GST INCL) (GST INCL) (GST INCL)

Payment Method: Pre-paid label attached Cheque attached Cash (over counter only)

Signed..... [REDACTED] Date..... 10/10/2007

Queensland Rail will endeavour to provide information within one week, however some applications may take four weeks if further investigation is required.

Official Reply

Attach Pre-Paid Label

QUEENSLAND RAIL

- Queensland Rail is not aware of any approved development plans that require the acquisitions of any part of the subject land or the taking of an easement over it. However, it is essential that enquiries be undertaken by Queensland Transport to ascertain whether that department has any interest in the subject land in relation to future rail activities.
- Queensland Rail does not warrant and makes no representations that it will not in the future acquire all or part of the subject land or any part of the subject land if it is necessary or desirable for the activities of Queensland Rail.
- The information provided in respect of the subject land only. Queensland Rail makes no representations or warranties in relation to adjoining or adjoining land. Separate inquiries should be made in relation to adjoining land.
- Queensland Rail and its agents accept no responsibility for any information or assurances given unless the information is given in writing as part of the answer to an application information.

10/10/2007

Manager
Property Division

RECEIVED
PROPERTY SEARCH
PRE-PAYMENT
\$16.50
(GST INCLUSIVE)

Tax Search
1 Label
(\$27.50)





Level 16, 288 Edward St • Brisbane, Queensland • GPO Box 2771 • QLD 4001 • AUSTRALIA
Telephone (07) 32251827 • Facsimile (07) 3247 3278 •
www.epa.qld.gov.au/ceonaccess/contaminated_land/

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Carter Capner Lawyers - 1453Z-312
bol4972 -
GPO Box 1860
BRISBANE QLD 4001

Transaction ID: 986471 EMR Site Id: 10 October 2007
Cheque Number:
Client Reference: 9222456

This response relates to a search request received for the site:

[REDACTED]
[REDACTED] STREET
AUCHENFLOWER

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website
www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

National Personal Insolvency Index Insolvency Trustee Services Australia

ITSA Browse Search: Search generated on 10/10/2007 at 13:18

The information in this extract comes from ITSA's National Personal Insolvency Index database as at the time and date indicated in this document. If you consider that the information contains errors, please promptly advise ITSA.

Name : Mccartney Judith Ellen

Administration no :

Administration Type : **No Bankruptcy**

---End---

National Personal Insolvency Index Insolvency Trustee Services Australia

ITSA Browse Search: Search generated on 10/10/2007 at 13:17

The information in this extract comes from ITSA's National Personal Insolvency Index database as at the time and date indicated in this document. If you consider that the information contains errors, please promptly advise ITSA.

Name : Mccartney Kevin Francis

Administration no :

Administration Type : No Bankruptcy

---End---







