

Date:

5/10/11

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Exhibit Number:

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STATEMENT

I, Matthew Morgan, of [redacted] Bridge Street, Redbank QLD 4301 state as follows:

1. I am the Chairperson for the Body Corporate of Jabiru Place CTS 19169.
2. I am the owner of [redacted] Bridge Street, Redbank QLD 4301 for approximately 6 years.
3. Contact Details are : [redacted]
4. Level of inundation was approximately 4.4m in a two storey townhouse. My townhouse was under water from 7pm on 11 January 2011 to 4pm 13 January 2011.
5. Total value destroyed is approximately \$60,000.00 for contents.
6. Total value to rebuild building is approximately \$100,000.00.
7. Other costs associated: Since being made homeless, I have been living with family members and paying board of \$100 per week. My insurance with ANZ has paid \$5,000.00 to settle the cost of emergency expenses.
8. My Home loan and 2 Credit cards have been placed on hardship for 3 months. The extra travelling to get to work and extra time in monitoring the property means I now leave home at 6.46 am and the earliest I have gotten home is 6.30pm Deposits on furniture and building while waiting for contents payment of insurance.
9. A list of contents destroyed is attached – Attachment A (Excel spreadsheet)
10. A list of photos is attached – Attachment B (PDF file)
11. An explanation list of photos – Attachment C (Excel spread sheet)
12. A scope of works to repair house is attached – Attachment D (Word Doc)
13. Insurance approval letter is attached – Attachment E (PDF file)

Brisbane Flood Disaster Event

14. On Tuesday the 11<sup>th</sup> of January 2011, work finished at about 12:00pm due the potential closing down of public transport. I caught a train home which was extremely full. I noticed that the streets around Milton and Auchenflower were starting to flood. I called around to my Cousins place to collect my children, at Blackstone and drove home and parked in the Peace Park where I noticed other members from Jabiru Place Committee, Michael Wilkinson Treasurer, [redacted] Secretary, [redacted] Ordinary Member and wife of [redacted]. We were all there to review the water level at the Peace Park Lake which was just a little higher than usual. All of our six mobiles phone's beeped at the same time at 3.33pm with a Txt message from +614 4444 4444 the message was –

"Flash Flood Warning – Brisbane River to reach 18 – 19 m Wednesday AM. Residents close to or associated tributaries monitor situ overnight & evacuate if required."

15. At this stage we were all in denial as Jabiru Place had never flooded before.
16. Michael Wilkinson had ordered some pizzas, so we went to Michael's place at [redacted] Bridge Street and had some lunch. By this time it was about 3.45pm. We were watching TV when Anna

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Bligh came on as a news update and advised that the Brisbane River was expected to rise above 1974 flood levels.

17. Most people were complacent about that statement. I went home and started to prepare my home for potential flooding. This involved moving electrical and personal items upstairs. My children [REDACTED] and [REDACTED] assisted. At about 4:30pm the children were sent out to check the level of water.

#### 4.30pm the water was just over McAuliffe Street.

18. In my estimation at the time I judged the water had risen about 2 metres in the last hour.
19. I received a call from my Cousin [REDACTED], who experienced the 1974 flood and personally saw the flooding around the Redbank area, he advised that Redbank becomes an Island and if I was going to go, I had to leave early, otherwise I would be stuck. At that stage I received another phone call from another Cousin [REDACTED], who offered a room to stay at his place, he lives at Springfield Lakes. I advised we would be there in the next hour.
20. I sat my children down in my lounge room and explained to them that this is possibly a life changing situation that we have no control over. We need to take everything that you want to keep and everything that is left consider it gone when we walk out the door.

#### At 5.30pm the water was just under the Tennis Court.

21. In my estimation at the time I judged the water had risen about 1 metre in the last hour.
22. Packing the car became frantic as it had taken quite a while for me to locate Home and Contents Insurance documents and passports. I gathered photos, other important documents, minimal clothes, laptop doonas and pillows. Space became an issue in the car and had to remove some of the children's toys.
23. Anyone I saw I advised them to pack and leave the area. The Rental Unit Manager [REDACTED] was still in denial and was still plugged up to a dialysis machine. I told him get off and try and save the \$60,000.00 machine.

#### At 6.10pm the water had entered the car park next to the Tennis Court.

24. In my estimation at the time I judged the water had risen just under a metre in 40 minutes.
25. At 6:15 pm my children and I left the property with the car packed to the hilt, with no room to spare.
26. Driving up Bridge Street, I was shocked to see the water was over Ipswich Road heading East. The road had been closed by Council workers and was blocked off. The road heading West was also flooded and blocked. This left driving South as the only option which worked out fine as that was the way to my Cousin [REDACTED]'s place at Springfield Lakes.
27. I received a call from the Committee member [REDACTED] at about 7:00 pm who advised that water was in my unit. At about 10.00pm I received another call from [REDACTED] the Unit

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Residential Manager who advised that water had entered his second floor At Unit 10. This meant that it was about to enter my second floor.

**Wednesday, 12 January 2011**

28. At 8:00 am I called my bank ANZ and applied for hardship on my home loan and two credit cards. This process took about 5 minutes to complete. I then called my insurer ANZ to advise of a claim of flood on my contents and building policy. At that stage, they advised that I was covered. When I asked them if there is any emergency payment provisions they offered a \$5,000 settlement which I accepted immediately. They paid the funds into my bank account the following day (13 January 2011). This took about 10 minutes.
29. I then called Centrelink in regards to the \$1,000 flood payment. This process took over 1 hour. This information was on the ABC radio.
30. At 10:30am I attempted to drive back to my unit. I was unable to get there due to Goodna Creek flooding. I had suspicions that the water might have got into my ceiling space. I was shocked at the level of the water 2km up the creek from my home.
31. I returned to my Cousins place and spent the afternoon playing games with my children. The level of helplessness to this situation was unbearable.
32. My children did not understand the potential complete destruction of our home was unfolding.

**Thursday, 13 January 2011**

33. I was up at 5:00 am as I could not sleep. I waited till 6:00 am when my kids got up and I kissed them goodbye and told them I was going to look at our house. The water had receded and the Council was working on cleaning the mud off the roads around the Redbank Shopping Plaza. The water was still covering the road around the Redbank Plaza but you could get through by driving around the car park, then driving the wrong way down the Ipswich Road on ramp heading West and then under the over pass. I went to [REDACTED] Mother's place at Brisbane Street Redbank to meet up with other members of the Committee from Jabiru Place. We headed down to home at about 8:00 am. The front entry was still flooded but we gained access to the property through the easement. It became apparent that about 30 units had been affected by water to differing degrees. The first thing that hit you was the smell of the mud and how it was so slippery. The owners and tenants on site at that time grabbed hoses and brooms and started to clear the roadway of mud. The water was receding at a slow rate and we hosed buildings, gardens and concrete to push the mud back into the water. We had about 6 hoses operating and worked in pairs, one with the broom, one with the hose to keep pushing the mud back into the water.
34. As more people turned up and had access to their units, I assisted in the grief counselling of tenants and owners. At about 10:00 am I drove back up to the Redbank Plaza and purchased about \$200 cleaning aides, gloves, hoses and cleaning products to assist with the clean-up. While I was driving to the shopping centre, I heard on the ABC Radio of to be careful as the potential of sewerage from toilets inside houses and sewerage plants along the Bremer and Brisbane Rivers could have affected properties.

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35. As the water slowly receded we gained access to more units and saw the devastation from the mud and water. I saw the grief of people as they returned to their units during the day. At that stage no one really knew the consequences of the water and mud and how everything the water touched was destroyed. The furniture of every unit was moved by the water and everything was covered in mud.
36. At about 3:20 pm I could not stand it any longer so I walked knee deep in water to check out my unit. From my experience of the day I knew what was waiting for me in my home but just had to see it for myself. I had my camera and took photo's. Everything was trashed. Everything was covered in mud and everything had moved. Everything was destroyed. Gyprock in my garage ceiling was collapsing and mud had entered in the ceiling and had settled on top of the ceiling. On going upstairs, I realised the water had risen to chest height in my home. My bathroom and toilet was covered in a film of mud and the previously white tiles were brown. I went back outside and continued hosing the mud off the concrete back into the water. My sister's husband [REDACTED] [REDACTED] walked through my unit that was now open and was taking photos I left the site at about 8:00 pm completely exhausted physically and mentally. The water had receded to about half a metre below my ground floor level when I left.

**Friday, 14 January 2011**

37. I was up at 4:30 am as I could not sleep. I realised the unwashed portion of drive had the potential that if people drove through the site, they would drive / track mud back up over the cleaned areas that had been cleaned the day before. I was on site about 5:00 am and parked across the drive to block access to the property. The water had cleared the site, but had left a film of mud where we finished cleaning the night before. I grabbed a hose and started hosing the mud out. People started arriving from 7:00 am and complained that they did not have access to the site. They were told too bad, if you want in, get the mud off first. As people arrived they started to help clear the mud off the drive way road area. At about 10:30 am, the site was declared clean and open.
38. Everyone surveyed the damage and came to the conclusion that all furniture that had been inundated was destroyed and needed to be removed from units. Everyone started to remove their furniture and personal items and through it into a humongous rubbish pile outside the front of the units.
39. My family attended to help with the clean up and to throw out everything that I had worked hard for over the previous ten years.
40. Things like lounge suit become 300kg of solid mass. My mattress was estimated at 400kg and took 6 people to drag it out. A wet magazine became 1.5kg and I had a subscription from Fishing World for over 10 years. Books had swollen up and stuck in bookcases and became extremely heavy.
41. My mother attended with my children and they cleaned out their rooms throwing away all their books and toys. My mother left with the kids when they finished. My mum also took all the clothes away to be washed. If the clothes were washed whilst still wet, they were recoverable, if they mud was allowed to dry, the stains did not come out. I made a call to my insurer to advise

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the progress and asked about removing wet gyprock and carpets. They replied that I could remove the carpets, but I had to leave all of it on site so that it could be inspected, and not to touch the gyprock as an assessor would be out within 48hours. They advised to take photos of all personal property so it could be matched up with the claim at a later stage.

42. My family were eager to assist and managed to kick down the doors to assist with removing the items to be thrown out. A hose was used to clean out the bathroom and upstairs.
43. We heard on the ABC radio that if householders put rubbish on the kerb, Ipswich City Council would remove it free of charge. This caused a problem at Jabiru Place as the kerb was too far to carry rubbish and not large enough to take 32 units worth of rubbish. A call to [REDACTED] who then forwarded on our request for assistance to Origin Alliance. At about 4pm an Origin Alliance manager by the name of [REDACTED] arrived at Jabiru Place to check what was required. It took him all of a quick walk around to understand the size of our problem. He offered to return at 7:00am the next day with machinery and manpower to assist in removing rubbish from the site.

#### Saturday, 15 January 2011

44. I returned to my home at 7:00 am with family and friends to start the process of removing gyprock. The gyprock could be pulled off the wall by hand and shovels were used to poke holes in the ceiling to collapse it. This took most of the day.
45. Origin Alliance staff and equipment came on site with dump trucks and a 6 cubic metre front end loader. They had lots of staff to guide people around the equipment to make sure that no one was injured / run over. They did a fantastic job and were very mindful of the loss of people's personal possessions. We cannot thank them enough for the work they did.
46. My dear friend [REDACTED] called and asked if she could get the kids away from the destruction and take them back to her home at Brunswick Heads NSW for a few days. While the kids were with [REDACTED] she purchased the kids new clothes and shoes to replace lost items.
47. Volunteers just turned up to help and assist the owners and tenants. The Committee broke up into teams to monitor people coming on site and to direct the volunteers to units that needed their assistance. The Committee would advise the volunteers there was no chance of being electrocuted as power had been cut from the site. The age of the complex dictated that there was no asbestos on site. If they hurt themselves, to please let us know as we had a first aid kit ready at the BBQ Area. The Committee would take the volunteers to a unit and give them an overview of the owner or the situation of the tenant to give them an understanding of that person or family that they were helping.

#### Sunday, 16 January 2011

48. I returned to the site and helped other people clean out gyprock from their units. I also started to call owners who rent out their properties who were not aware of the flood. This was made harder by the poor state of records of owners that was managed by Body Corporate Services (BCS). It was gut wrenching to advise owners that their property had been involved in a natural disaster and to seek verbal permission to remove carpets and gyprock from their property. These

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owners were in a state of shock and many did not want the Committee and volunteers to assist them. I solved this problem by going to their unit and advising how high the water went and described the damage. If they still wouldn't give permission to strip their unit, I would ask them to listen on the mobile and would punch the wall, then I would push my finger through the wall then rip off a handful of gyprock and throw it on the ground. After that, all owners gave verbal permission and graciously accepted the help from the Committee and volunteers. Our Unit Residential Manager, [REDACTED] had called [REDACTED] to come on site to make the site safe electrically. they were to attend on site first thing Monday morning. Volunteers keep showing up and some were self-contained with BBQ units and started cooking for volunteers, residents and contractors on site.

**Monday, 17 January 2011**

49. I returned to the site and continued to try and contact owners and assist the Committee in organising volunteers. I called work and extended leave for the rest of the week as I could see no end to the work required to be done on everyone's unit.
50. Tools required to assist in cleaning units were purchased and handed out. These were at my personal expense but latter funds were returned from the Body Corporate sinking fund.

**Tuesday, 18 January 2011**

51. I went down to Byron Bay to collect my children From [REDACTED] and have a day away from the destruction. I was unable to get my mind of the destruction of home and had to get back as soon as possible. I stopped off at a local Hardware shop and purchased all paint scrappers on site to assist in removing the glue used to stick the gyprock to the studs. I received phone calls from Committee members and owners all the way down and all the way back.

**Wednesday, 19 January 2011**

52. I attended on site and was site manager for the day organising volunteers and was still discussing the situation with the owners. As a group of volunteers came on site, I gave them a chat to explain the health and safety issues, personal stories of the people they were helping and would organise tools and advise on how to assist in the cleanup of the unit, removing kitchens, toilets, gyprock and doors.

**Thursday 20, January 2011**

53. Each day was pretty much the same as the day before, guiding people around on site and discussing the situation with owners and updating them for mobile. Some owners did come in and talk with me.
54. The Insurance assessor [REDACTED] from MYI Freemans Cairns attended to review property his contact [REDACTED].

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55. I rang BCS today and discussed how to go about getting a Committee meeting sorted so that the Committee could update owners as to the status of the complex and their units. I started to work out possible agenda items with another Committee member and it was agreed to call the meeting as a status update, so that we had a forum to update all the owners as to the current status of the complex and their units as well as common property.

#### Friday, 21 January 2011

56. Each day again, was the same as the day before. Builders and other building services with kitchens, gyprock, electrical, tilers were now starting to call in to the site. They would leave business cards or contact details and people would contact them if their services were required.
57. I rang BCS and told them to send out the meeting invitation, during the day I worked out the final agenda items with another Committee member.

#### Saturday, 22 January 2011

58. Back on site again. The same as the day before.

#### Sunday, 23 January 2011

59. Back on site again. The same as the day before.

#### Monday, 24 January 2011

60. I was back at work today. Even though I was a temporary staff member they paid for the full time I was away with work.
61. I received a call from the insurance assessor who advised that they had organised two of their panel builders to come out and quote on the repairs to the property. They told me that I needed to be on site to discuss the damage.
62. I attended the site on the way home.

#### Tuesday, 25 January 2011

63. I had the day off work and attended on site at 8:30 am and waited for the contractors to arrive.
64. [REDACTED] from Elite arrived at 9.30 am and started to go through the process of taking notes and photo's to assist in the quote. His contact details are [REDACTED] [REDACTED] he did not have a business card attended and completed quote for FYI.
65. [REDACTED] from Intebuild arrived at 11.45am and started to go through the process to quote on repairs. His contact details are Mobile [REDACTED]

#### Wednesday, 26 January 2011

[REDACTED]

[REDACTED]

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66. Australia Day. I attended on site to assist with the clean up.

**Thursday, 27 January 2011**

67. I was at work and returned to site in the afternoon at 6pm.

**Friday, 28 January 2011**

68. I was at work and returned to site in the afternoon at 6pm.

**Saturday, 29 January 2011**

69. Committee meeting had been organised for 4pm. Please refer to copy of minutes attached regarding the meeting – Attachment E.
70. I found this meeting very demeaning as people yelled and blamed me personally for their situation. As the Body Corporate Insurers had advised that they would not cover for flood, it was mooted by an owner that they could sue the Committee for their Office Bearers Liability for our incompetence for not securing insurance that covered for flood.
71. In my employment since 1995 I have repossessed house hold items, rental properties and vehicles I have served summons and attended at enforcement hearings in the Magistrates Courts. None of that prepared me for the verbal abuse I received at that meeting.
72. This meeting went on for 2 hrs and after the questions had been repeated many times, I decided that the meeting would close at around 6pm.

**Sunday, 30 January 2011 to present**

73. Since the Committee Meeting I have worked with Michael Wilkinson Treasurer and [REDACTED] three to six nights a week on answering E-Mails of owners, seeking quotes, dealing with 2 RTI requests, obtaining paperwork and maps lost in the flood, preparing for the flood Commission and addressing the concerns of owners.
74. I have attended legal briefing breakfasts each Thursday Mornings from 7.00am to 8.00am since February.
75. This has also caused undue strain at my employment who were previously extremely supportive.
76. Life will never be the same again after 11<sup>th</sup> January 2011.

**9 March 2011**

77. Received E-mail from MYI Freemans Insurance assessors with written confirmation that builder had been selected to repair my house. A Contract has been signed and work has begun to restore my home.

[REDACTED]

[REDACTED]

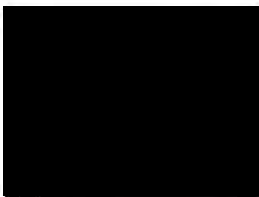
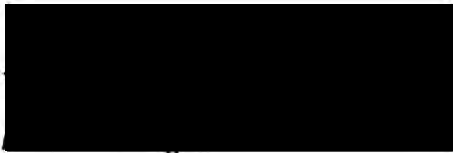
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78. It will be mid May 2011 before I am able to return to my home.
79. As at 4 April 2011 I have no written correspondence that the ANZ Contents Policy will be paid. I have now paid over \$9,000.00 on my credit card for replacement clothes and other personal items as well as deposits for furniture and bedding.
80. The completion of this diary has been a very emotional time.
81. Thank you for taking the time to read it.

DATED the *5<sup>th</sup>* day of *April*, 2011.



## Attachment A

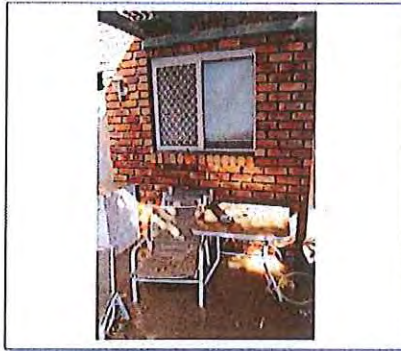
### Totals

Bedroom 1	\$12,818.00
Bedroom 2	\$3,904.00
Bedroom 3	\$3,280.00
Hall	\$3,510.00
Lounge	\$11,565.95
Dinning	\$2,305.00
Kitchen	\$6,469.18
Laundry	\$1,049.00
Garage	\$3,425.00
Store Room	\$1,840.00
Outside	\$565.00
Bathroom	\$226.00
Toilet Upstairs	\$66.00
Toilet Downstairs	\$59.00
Carpet	\$3,000.00 Allowing 80 metres squared @ \$35.00 plus stairs
Curtains	\$2,000.00
<b>Total</b>	<b>\$56,082.13</b>

Attachment B  
Matthew Morgan - Jabiru Place



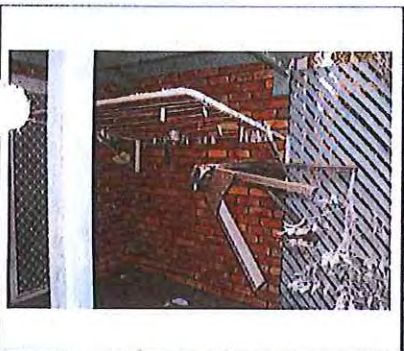
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# Matthew Morgan - Jabiru Place



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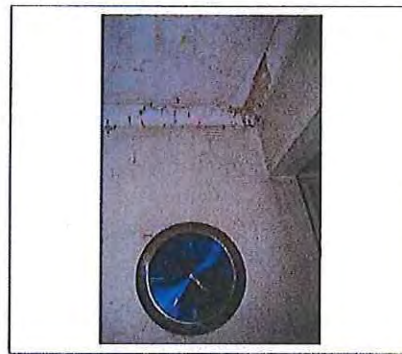
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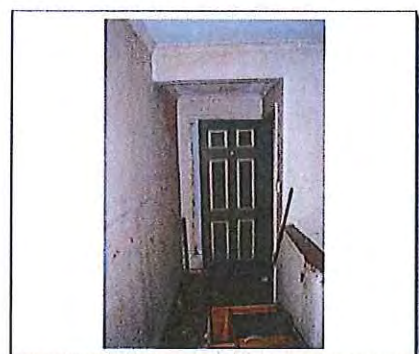
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# Matthew Morgan - Jabiru Place



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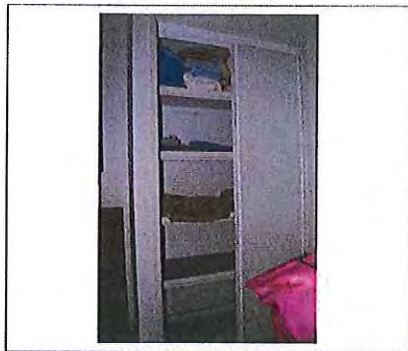
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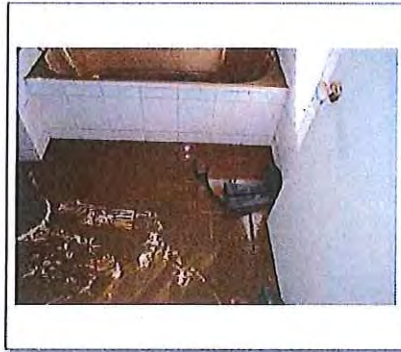


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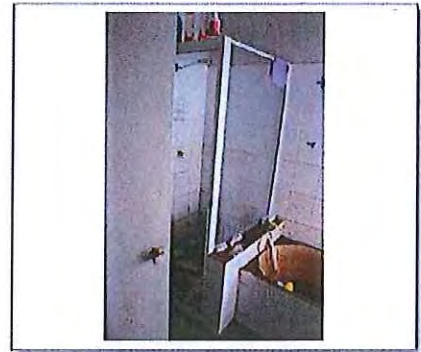
# Matthew Morgan - Jabiru Place



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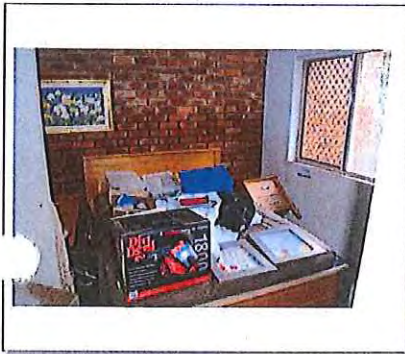
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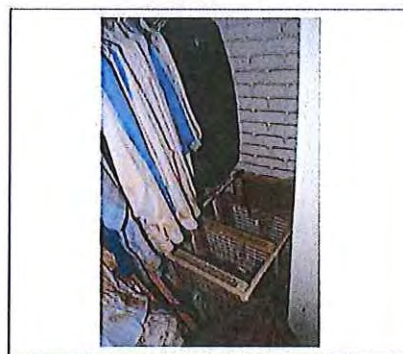
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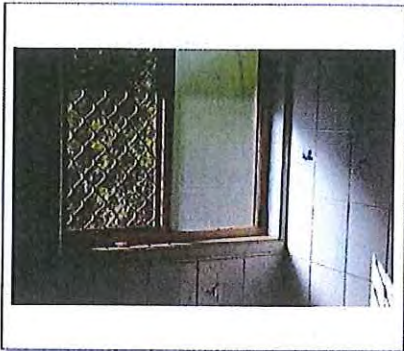


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# Matthew Morgan - Jabiru Place



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# Matthew Morgan - Jabiru Place



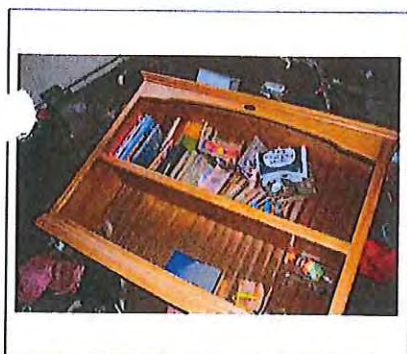
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# Matthew Morgan - Jabiru Place



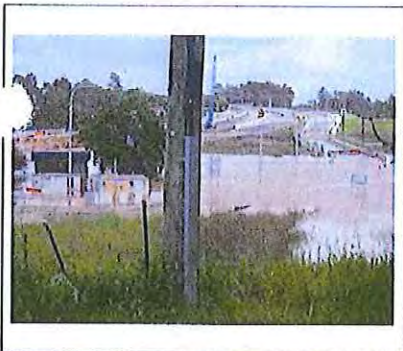
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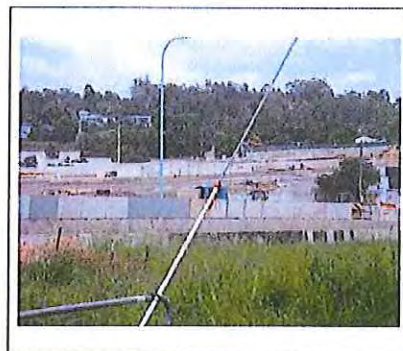
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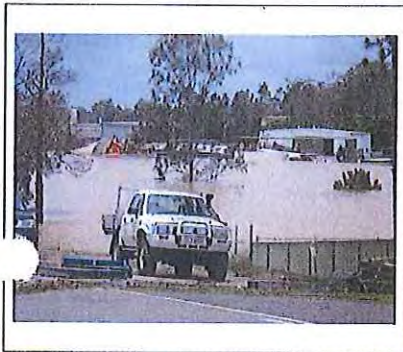
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77  
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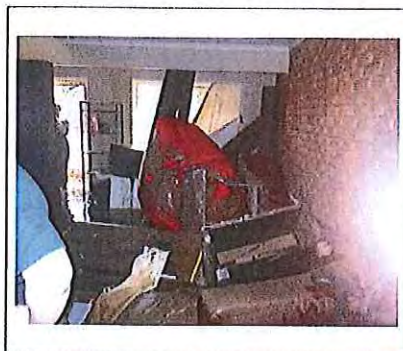
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82  
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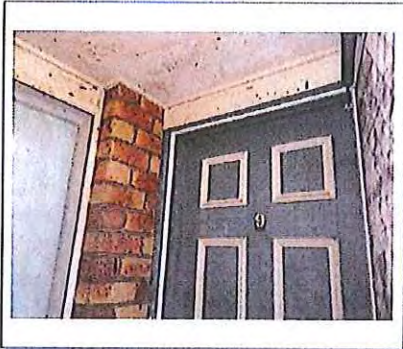


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84  
2011-01-13 15:11

# Matthew Morgan - Jabiru Place



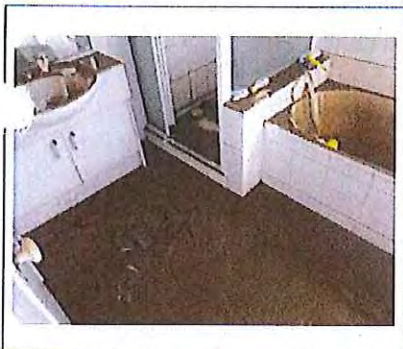
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2011-01-13 15:21



88  
2011-01-13 15:24



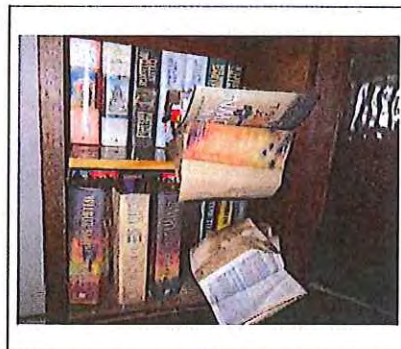
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91  
2011-01-13 15:24



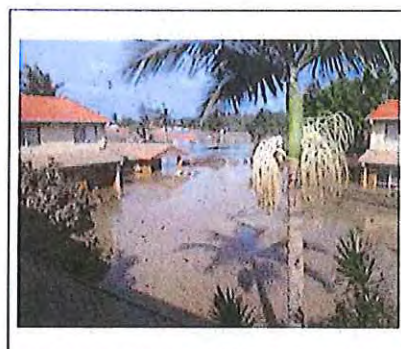
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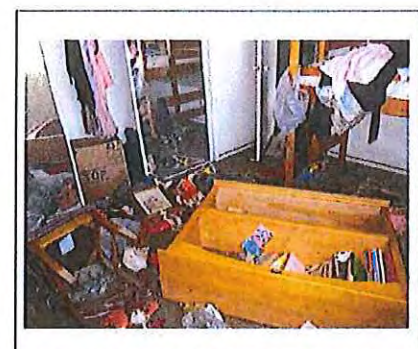
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94  
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95  
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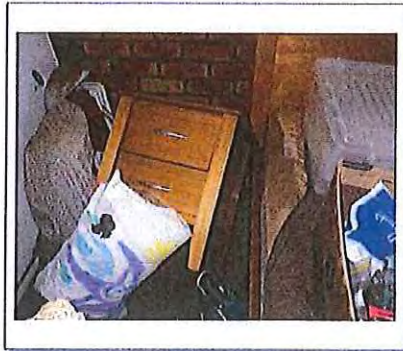


96  
2011-01-13 15:25

## Matthew Morgan - Jabiru Place



97  
2011-01-13 15:28



98  
2011-01-13 15:28



99  
2011-01-13 15:28



100  
2011-01-13 16:29

Matt Morgan Flood Diary Attachment C

Photos by Matt Morgan

- 67 Front entrance to Jabiru Place at [redacted] Bridge Street
- 68 Front entrance to Jabiru Place at [redacted] Bridge Street
- 69 Water level at 9.21am looking at Uni [redacted]
- 70 Car at Unit [redacted]
- 71 Units [redacted]
- 72 Units [redacted]
- 73 Inside Unit [redacted]
- 74 Inside Unit [redacted]
- 75 Inside Unit [redacted]
- 76 Brisbane Road looking into Riverview
- 77 Brisbane Road looking into Riverview
- 78 Front entrance to Jabiru Place at [redacted] Bridge Street
- 79 Goodna Creek
- 80 Goodna Creek
- 81 Anton with mud on drive way Unit unknown
- 82 Inside Unit [redacted]
- 83 Inside Unit [redacted]
- 84 Inside Unit [redacted]
- 85 Outside my Unit [redacted]
- 86 My lounge and dining room
- 87 My entrance to Unit
- 88 Upstairs bathroom
- 89 Bedroom 1
- 90 Upstairs toilet
- 91 TV was moved upstairs but was water damaged
- 92 Silky Oak meat safe used as a book case for hardback novels
- 93 Bedroom 3 - Sophie's
- 94 Bedroom 2 - Sarah's
- 95 View from Bedroom 3
- 96 Bedroom 2 - Sarah's
- 97 Bedroom 1 cupboard
- 98 Bedroom 1 bedside table left
- 99 Bedroom 1 bedside table right
- 100 Bedroom 1 ironing board

Photos by [redacted] (brother inlaw)

- 1 Back yard of Unit 9
- 2 Back yard of Unit 9
- 3 Back yard of Unit 9
- 4 Back yard of Unit 9
- 5 Dining room from back door
- 6 Dining room from back door (kitchen on left)
- 7 Kitchen
- 8 Kitchen
- 9 Kitchen

- 10 Kitchen
- 11 Dining room
- 12 Dining room
- 13 Kitchen
- 14 Kitchen
- 15 Kitchen
- 16 Kitchen
- 17 Lounge room
- 18 Lounge room
- 19 Lounge room
- 20 Lounge room
- 21 Lounge room
- 22 Lounge room
- 23 Lounge room
- 24 Lounge room
- 25 Lounge room
- 26 Lounge room
- 27 Lounge room
- 28 Lounge room
- 29 Lounge room
- 30 Stairs
- 31 Stairs
- 32 Stairs
- 33 Meat safe
- 34 Linen Cabinet
- 35 Upstairs toilet
- 36 Upstairs toilet
- 37 Bathroom
- 38 Bathroom
- 39 Bathroom
- 40 Bedroom 1
- 41 Bedroom 1
- 42 Bedroom 1
- 43 Bedroom 1
- 44 Bedroom 1
- 45 Bedroom 1
- 46 Bedroom 1
- 47 Bedroom 1
- 48 Bedroom 1
- 49 Bathroom window
- 50 Photo frame (must have been moved)
- 51 Bedroom 2
- 52 Bedroom 2
- 53 Storage cupboard
- 54 Bedroom 3
- 55 Bedroom 3
- 56 Bedroom 3
- 57 Bedroom 3
- 58 Bedroom 2
- 59 Bedroom 2

60 Bedroom 2  
61 Bedroom 2  
62 Bedroom 2  
63 Bedroom 2  
64 Bedroom 2  
65 Bedroom 2  
66 Bedroom 2

## **P W & D J BARTIER**

Registered Builder 706906

9 DOULL PLACE, THORNLANDS, QLD, 4164

Phone: [REDACTED]

Mobile: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

### **QUOTATION**

8.3.11

Dear Mike,

**RE:** Restoration work to [REDACTED] Bridge St, Redbank

We have pleasure in submitting our quotation for the lump sum of Ninety Thousand and Five Hundred dollars (excl. GST)

### **SCOPE OF WORKS**

Demolition and removal of all flood damaged areas which are unable to be restored (inside and outside unit).

Clean remaining structure and apply mould treatment

Refurbishment throughout unit to match pre-existing

All reinstatement work to be carried out in accordance with the Building Code of Australia

### **INCLUSIONS**

#### **Standard**

Building Service Authority - Home Warranty Insurance

Construction Insurance (includes Public Liability, Construction works & Workcover)

#### **Preparation – Demolition, Removal and Cleaning**

Electrician to make safe dwelling, remove any water damaged or unsafe electrical wiring.

Plumber to disconnect and cap pipes to allow removal of cabinetry

Demolish and removal of all water damaged wall linings

Removal of wall linings to gain access to clean wall cavities

If necessary removal of bricks to gain access to clean wall cavities

Remove all floor coverings

Remove all tiles

Remove concrete bedding in tiled areas

Removal and disposal of:

- Kitchen Cabinetry
- Vanity Unit
- Bath tub
- Shower screen
- Mirror
- 2 Toilet Suites
- Laundry Basin

- Towel rails, toilet roll holders and towel rings
- Robe doors in Bed 2 & 3 and Linen cupboard
- Hot water system
- All doors, skirting, architraves, door furniture and jambs
- Cavity sliding unit

Clean and disinfect all affected internal and external walls

Clean and disinfect all affected wall cavities

Clean and remove any debris from weep holes

Moisture content in timber frame must be below 16% before wall linings can be replaced - this will be monitored and report given

Particle board flooring will be checked for swelling at the joins and if swelling is more than 4mm the floor will be sanded flat and a coating sealer will be applied

### **Carpentry**

Replace all doors, door furniture, skirting, architraves, jambs and window reveals.

Fit new ply to the bracing wall in the garage

Supply and install semi-recessed vanity unit (900mm)

Supply and install plastic shower tray

Supply and install (1) acrylic laundry glo tub

Supply and fit – towel rails, toilet roll holders, towel rings

Supply and install mirrored robe doors to Bedroom 2 & 3 and linen cupboard

Supply and install one mirror (900x900)

Supply and install cavity sliding unit

Supply and install new timber frame for bath tub

Supply and install new shelves in linen cupboard and Bed 2 & Bed 3 robes

Rectify pergola to pre-existing

### **Internal wall linings**

Supply of plant, labour and materials to:

- Replace all internal wall linings
- Replace all wet area wall linings
- Replace all ceiling linings including cornices on lower level
- Replace cornices on upper level

### **Painting**

Supply of plant, labour and materials to:

- Paint all internal areas, external linings, soffits to ground floor area and rear pergola.

### **Electrical**

Supply of plant, labour and materials to remove damaged wiring

Supply of plant, labour and material to install new power points, fan/light switches, internal and external lights fittings (incl. 5 ceiling fan/lights), 2 Exhaust fans, 2 Foxtel outlets and 2 Single

Data outlets – as similar as able to pre-existing

Supply of labour to connect new hot water system

Install and test new whitegoods.

Supply and install 1 hard wired fire alarm to match the one upstairs.

### **Plumber**

Supply of plant, labour and materials to install:

- 2 new toilet suites and acrylic cisterns



- one acrylic bath
- tap sets
- 180 l Hot Water System
- Plumb vanities, shower, kitchen and laundry

**Tiles/Tiler**

Supply of plant, labour and materials to:

- Replace cement bedding to wet area floors
- Apply waterproof membrane to bathroom and WC wall and floor areas
- Retile wall and floor areas upstairs and downstairs to replace pre-existing

Flooring under existing vanity noted to not have a waterproof membrane. New membrane to be applied

**Cabinetry**

Supply and fit new kitchen – cupboards, bench tops, overheads – (Laminex)

**Screens**

Supply and fit 1 Front door security screen, 1 sliding door and 2 window screens.

Replace fly screen mesh in existing screens

**Carpet**

Supply and install 82m<sup>2</sup> of Builders grade carpet

**Whitegoods**

Supply and install –

- Upright Stove
- Range Hood
- Dishwasher

**Glazing**

Replace glass in (1) window in living room

Supply and fit new shower screen

**Colorbond Roller Door**

Supply and install standard Colorbond Single Remote Roller Door with automatic electric garage opener

**Brickwork**

Replace any bricks that have been removed to allow visual inspection for the cleaning of cavities

**Mould Treatment**

Mould treatment to be applied to all relevant areas

**Termite Barrier**

Assess and provide suitable Termite Barrier

**External Pavers**

Pressure wash external pavers

**Final Clean**

Provide Builders Clean on completion of all building works

**ASSUMPTIONS**

Use of power and water on site

If an existing finish is to be matched and product is now unavailable, we will substitute it with another product of similar finish but cannot guarantee exact match.

All rubbish to be removed from site

**N.B**

All products quoted on are priced to be of similar standard to pre-existing

Tender validity - 30 days from today's date.

We trust that the above is to your satisfaction. Should you have any queries, please do not hesitate to contact me on [REDACTED] or [REDACTED]

**PRICE (excl. GST)**

\$90,500.00

  
myifreemans

**FACSIMILE**

To: PW & DJ Bartier  
Attention: [REDACTED]  
Fax No: [REDACTED]  
From: [REDACTED]  
Subject: Matthew Morgan

Pages: 1  
Date: 9 March 2011  
Our Reference: [REDACTED]  
Your Reference:

We act as Loss Adjusters for QBE Insurance Australia Ltd - ANZ Claims the Insurers of Matthew Morgan.

Your quotation in the sum of \$90,500.00 (incl. GST) has been accepted by QBE Insurance Australia Ltd - ANZ Claims.

Please obtain the approval of the Insured to commence repairs, and enter into a signed contract if required to do so by the Queensland Building Service Authority Act. Your contract must be with the owner, not QBE Insurance Australia Ltd - ANZ Claims.

At the conclusion of repairs, please:

1. Have the Insured sign a certificate of satisfaction that the goods/services provided by you are to their complete satisfaction. A copy of this certificate must accompany your invoice.
2. Submit your original tax invoice (faxes will not be accepted, which is an ATO requirement) to the office indicated below, which must be produced in the following name and ABN:

QBE Insurance Australia Ltd - ANZ Claims  
ABN: 78 003 191 035  
c/- MYI Freemans Brisbane  
PO Box 554  
Fortitude Valley QLD 4006

Thank you for your attention to this claim.

**FAXED**

Yours faithfully

MYI FREEMANS  
[REDACTED]

Per: [REDACTED]

*Caution: This fax is intended only for the addressee and may contain material which is confidential or subject to legal privilege. If you have received this message in error, please destroy it immediately and advise the sender.*

**MYI Freemans Ltd**

Cairns Branch: Grove Street Medical Centre, 12A Grove Street, Cairns QLD 4870 PO Box 247N Cairns QLD 4870

Tel: 07 4031 4061 Fax: 07 4031 4039 Email: cairns@myifreemans.com.au

Web: www.myifreemans.com.au

ABN: 86 111 653 366