

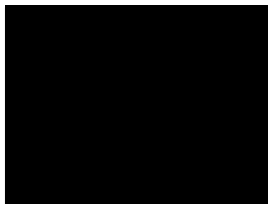
Note

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

<i>Name of Witness</i>	Lynn De Lange
<i>Date of Birth</i>	[REDACTED]
<i>Address and contact details</i>	[REDACTED] Brisbane [REDACTED]
<i>Occupation</i>	Retired
<i>Officer taking statement</i>	Detective Sergeant Stephen Platz
<i>Date taken</i>	13/09/2011

Lynn De Lange states:

1. I am a resident and owner of [REDACTED] located at [REDACTED] [REDACTED] Brisbane. I have been a resident here for three years and three months. In March 2010 I became a member of the Body Corporate (BC) committee and was elected treasurer. I performed this role during the January 2011 floods and resigned from this position in April this year.
2. [REDACTED] is a 41 storey high rise building built on the site of the old Festival Hall at the corner of [REDACTED] Brisbane. The building first came on line in July 2006. During the 1974 floods it was well documented that Festival Hall was flooded and I believe this was taken into account when planning this building. This is evident through the placement of all the electrical switch boards and substation above ground level on level one in the building. The building has a four level basement and out of the six lifts only three go into the basement. In addition the lifts can be shut off from entering the basement. This capability, with regards to the lifts, prevents damage to the electrical equipment, elevators and enhances occupant safety, in the advent of a flood. The fourth level basement has pumps to remove water and we were under the belief it was a sealed area.



Witness Signature..... Signature of office

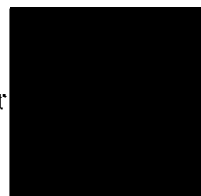
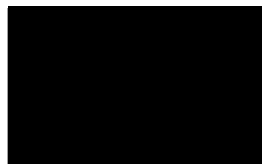


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3. On Wednesday the 12th of January 2011 I was at my home and attending to duties relevant to my position on the BC. At this time there were warnings of flooding in Brisbane and I was liaising with our maintenance manager concerning water entering the basement. At around 9.00am I had a conversation with him where I was told that water was entering via two waterfalls in the B1 area and I could hear this from the ground level. I later found out that the main waterfall was via the conduit in which the Energex underground power cables enter the building and the second waterfall was from where the communications cables enter the building. At this time there was no flooding on Albert Street but the stream of water was steadily increasing. There were no other significant water entry points other than some minimal wall seepage. At this time the pumps were able to cope with the water flowing in.

4. By Wednesday afternoon the back flow in the street drains was now pushing water onto the street. The water was steadily increasing in through the conduit into the basement and the pumps were struggling to keep the water out. We had started instructing residents to remove their cars from the car park on Tuesday the 11th January. We also had the maintenance manager and an electrician prevent the lifts from entering the basements and isolated power to the areas that could become flooded. By 5.00pm we removed all the cars from the basements including three vehicles that we had towed out and a motorbike.

5. At about 4.00am on Thursday the 13th day of January 2011 the back flow of water from the drains on the street increased significantly and flooded the street. The water did not, however, come onto our property except for a small area approximately a quarter meter square on the corner of the property line. The water only came to the edge of our property line and did not reach the entry point to the car park or the main entrance. By this time I physically viewed where the water was entering the basement and observed a waterfall of water coming in where the power cables and communication cables enter. The pumps could no longer handle the incoming water and the bottom two basements were now filling up.



6. At its peak the flood totally inundated basement four and up until half way on the lower ramp of basement level three. On the morning of Thursday the 13th of January 2011 the flooding in the street subsided. As we had isolated the power and lifts to the basement we still had power to the rest of the building. On Friday the 14th of January 2011 the building manager, with my approval, made arrangements to obtain pumps to remove the water from the basement and began pumping them out. Once the pumping was completed the BC organised for the lifts shafts to be cleaned and greased. Within ten days after the flood we had the lifts operating to their full capability. I am able to produce photographs of the flooding to Festival Towers.

Exhibit: Series of photographs in relation to flooding at [REDACTED]
[REDACTED] during the 2011 floods

Marked Exhibit No/...

7. The damage caused by the floods included the electrical wiring in the two affected basements, lighting, power boards and exhaust system. The initial clean up cost was in the vicinity of \$164,000 excluding GST. The final cost for repairs was around \$300,000 excluding GST because of additional work required to guarantee the lifts against any damage that may have occurred. I am able to produce a detailed inventory on the cost of repairs to the building.

Exhibit; Inventory of costs in relation to the recovery and repairs to the Festival Towers after the 2011 floods.

Marked Exhibit No/...

[REDACTED]

Witness Signature..... Signature of officer .
Page Number 3 of 6

[REDACTED]

[REDACTED]

Exhibit; **Engineers report on basement inundation at [REDACTED]**
[REDACTED] apartments by Sheehy & Partners Pty Ltd

Marked Exhibit No/...



10. On the 9th of March 2011 I compiled a letter to the Queensland Floods Commission of Inquiry highlighting the flooding caused by the un-sealed cables leading into the basement. The body corporate also sent a similar letter to Energex. I am able to produce these letters.

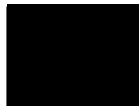
Exhibit; **Submission to Queensland Floods Commission of Inquiry**
by Lynn de Lange dated 9 March 2011

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Exhibit; **Letter sent to Energex with regards to flooding at [REDACTED]**
[REDACTED]

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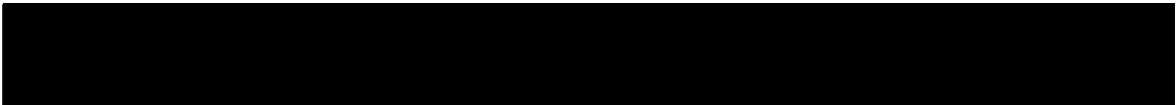
11. On the 21st April 2011 the assessor submitted his report outlining their reasons for the basement inundation. The assessor's report is at odds with the report by the engineer from Sheehy & Partners. It does not mention any flooding through the electrical conduit cables leading into the basement and blames the inundation on




back flow from storm water pipes and cracks in the walls. It does not appear to have taken the first report into consideration and I think it was just a general assessment relating to Riverine flood in the Brisbane area. I am able to produce this report.

Exhibit; **Water damage Assessment by WRM Water & Environment Pty Ltd on behalf of CHUBB Insurance for** 

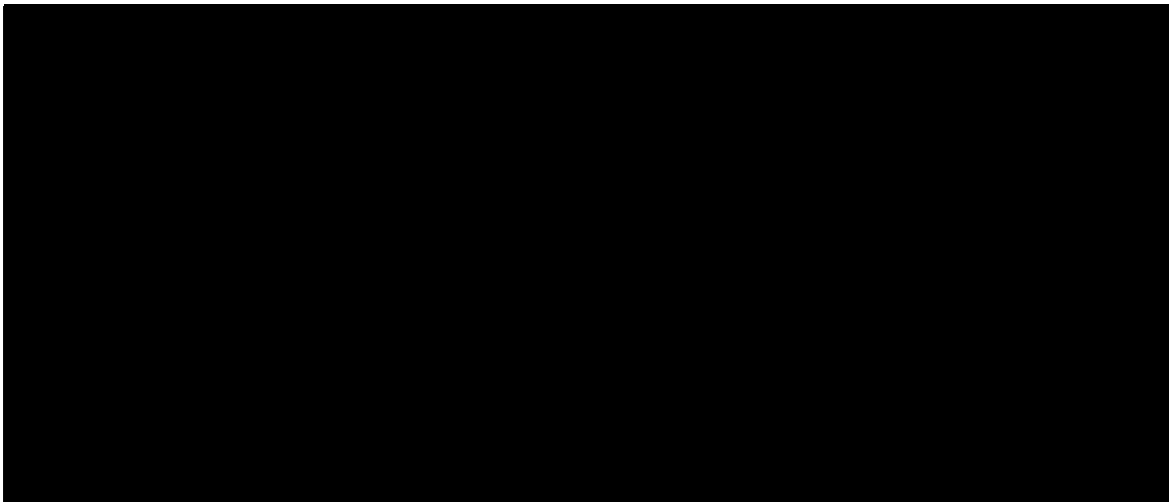
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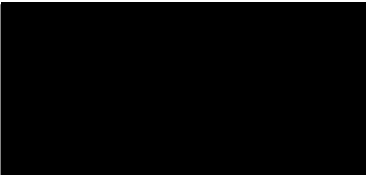



13. On the 13th day of September 2011 I received a copy of the reply letter sent by Energex with regards to the letter we had sent to them concerning the flooding in our basement. I am able to produce this document.

Exhibit: **Letter from Energex dated 29th August 2011 concerning flooding at** 

Marked Exhibit No/..



Witness Signature.....  Signature of officer 

15. As stated in my previous submission I think that in order to prevent flooding to inner city buildings in the future that Energex should seal the conduit around their underground cables or have valves in their footpath pits to prevent water backing up the pits from the river.

Lynn De Lange

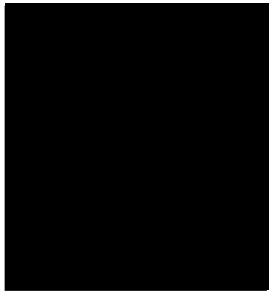
Justices Act 1886

I acknowledge by virtue of section 110A(5)(c)(ii) of the Justices Act 1886 that:

- (1) This written statement by me dated 13/09/2011 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....14thday of.....September.....2011



Witness Signature..... Signature of officer ..
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