

Lynn de Lange

BRISBANE QLD 4000

9 March 2011

The Commissioner
Queensland Floods Commission of Inquiry
PO Box 1738
BRISBANE QLD 4001

Dear Madam

I am a resident and owner of a home unit in Festival Towers on the corner of Albert and Charlotte Streets in the Brisbane Central Business District. I am also a member of the Body Corporate committee for the building.

During the floods our basement car park was inundated with water causing considerable damage to the two bottom car park levels which is costing some \$300 000 to repair. This water entered the basement from mainly one area in the top basement on the Charlotte Street side to the building

We do not have flood insurance. As there were no flood waters immediate to our building particularly on the Charlotte Street side during the floods or entering the ground floor levels we sought an engineer's report on what went wrong to allow so much water to pour in through the top basement in such a short time. The engineer's report is attached.

This report advises us that the water entered via the conduit in which the Energex underground power cables enter the building from the Energex pits in the footpath outside which are very deep. These would have had considerable water in the bottom coming up from the river. Apparently, Energex does not seal around the cables where they enter the conduit that takes the underground cables to our site.

I have been advised that the effect was as if a very wide hose had been put in a swimming pool and the water siphoned off into our building. The day after the floods I wondered why Energex was going around the street pumping water out of the pits in the footpath where there had been no flood water anywhere near the pit.

I understand that this happened in other buildings also. To avoid this happening again I am of the view that Energex should be required to seal the conduit around the cables or have valves in their footpath pits to prevent the water backing up the pits from the river.

Yours sincerely

Lynn de Lange