

N/R

N/R

VALUER*

Date: 6 September, 2012

Tax Invoice No: N/R

N/R

ACN
ABN N/R

Ph: N/R
Fax: N/R
Email: N/R

TAX INVOICE

MEMORANDUM FOR PROFESSIONAL SERVICES

Client Name : Queensland Government - Department of Transport and Main Roads

Address: GPO BOX 1412
Brisbane Qld 4001
Attention: Russell Leschke

Claimant: N/R

Assessment of compensation regarding 199 Kerners Road, Deebing Heights.

Fee: \$2,000
Plus GST: \$ 200
Total Fee: \$2,200

N/R

Remittance slip

N/R

VALUER*

Bank Account Details For Direct Credit:

Account Name:

Bank:

BSB:

Account Number:

N/R

Tax Invoice No: N/R

Client Name: Department of Transport and Main Roads

Preferred payment method.

Direct Credit to the above account (N.B. Please quote your tax invoice number), cheque or money order made payable to N/R VALUER.

N/R

N/R

N/R

VALUER*

REAL ESTATE VALUERS & PROPERTY PROFESSIONALS

Phone:
Fax:
Email:

N/R

N/R

N/R

ASSESSMENT

of

COMPENSATION

re

199 KERNERS ROAD, DEEBING HEIGHTS

PREPARED FOR

QUEENSLAND GOVERNMENT
DEPARTMENT OF TRANSPORT & MAIN ROADS
PROGRAM DEVELOPMENT & MANAGEMENT DIVISION
PROPERTY SERVICES BRANCH
GPO BOX 1412
BRISBANE QLD 4001
ATTENTION: RUSSELL LESCHKE
YOUR REFERENCE: 775/1161



Date of Taking and Assessment: 24 March, 2006

N/R

N/R

CERTIFICATE OF ASSESSMENT

ADDRESS

199 Kerners Road, Deebing Heights

PURPOSE OF ASSESSMENT

To determine the compensation payable due to the taking of about 5.412 hectares of land for future transport purposes including the facilitation of transport infrastructure (namely road and busway, rail or light rail) from the subject property.

METHOD OF ASSESSMENT

The method of assessment used in our report is the before and after approach on a direct comparison basis.

PREPARED FOR

The Queensland Government - Department of Transport and Main Roads

INTEREST ASSESSED

Market Value - Fee Simple Vacant Possession

REGISTERED OWNER

N/R

REAL PROPERTY DESCRIPTION

Lot 199 Crown Plan S3157
County of Churchill, Parish of Purga

COMPENSATION ASSESSMENT

Five Hundred and Sixty Thousand Dollars
(\$560,000) excluding GST

N/R

N/R AAPI
Registered Valuer Qld N/R

Certified Practising Valuer

N/R Valuer
6 September, 2012

Date of taking and assessment: 26 March, 2006

Our Reference: 06023

Your reference: 775/1161

This valuation is subject to the qualifications, limitations and assumptions made within our report.

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

OUR REFERENCE 06023

DATE OF TAKING & ASSESSMENT 24 March, 2006

DATE OF INSPECTION 18 April, 2008 and 19 April, 2011

PURPOSE OF ASSESSMENT

As instructed by letter dated 28 April, 2006 to assess the compensation payable due to the taking of about 5.412 hectares of land for future transport purposes including the facilitation of transport infrastructure (namely road and busway, rail or light rail) from the subject property. The transport corridor was originally known as the South West Transport Corridor (SWTC) and more recently named the Centenary Highway.

‘Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.’

REAL PROPERTY DESCRIPTION

Lot 199 Crown Plan S3157
County of Churchill, Parish of Purga

The property has been identified by Cadastral Map, however, a detailed site survey has not been carried out and for the purpose of this valuation it has been assumed that all structural improvements have been erected within the title boundaries.

TITLE REFERENCE

18173177

REGISTERED OWNER

N/R

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

EASEMENTS, ENCUMBRANCES & INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10273033 (POR 199)
2. EASEMENT No 601638451 (L857572L) 25/02/1994
BENEFITING THE LAND
OVER EASEMENT B ON RP843906
3. EASEMENT No 602148700 (L857578G) 25/02/1994
BENEFITING THE LAND
OVER EASEMENT A ON RP843906

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709093723	NOTC INT RES	28/10/2005 15:26	CURRENT

DEPARTMENT OF MAIN ROADS, REF: 775/1161

UNREGISTERED DEALINGS – NIL

AREA OF LAND

Before the taking	16.49 hectares
Area of land taken - about	5.412 hectares
Area after the taking - about	11.078 hectares

TOWN PLANNING

The land is zoned Future Urban (FU) (30%) and Limited Development Constrained (LDC) (70%) under the Ipswich City Council Town Plan.

Constraints

- ANEF Noise Contour Overlays – 05/04/2004

The FU zone is identified as having potential for urban development subject to a variety of issues and constraints which will require significant investigation prior to any approval for urban uses or works being given. Detailed investigation of these issues and constraints may or may not preclude some parts of the land from future urban uses. Should future urban uses be precluded, the existing low intensity rural nature of the identified area is to be maintained.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

TOWN PLANNING CONTINUED

Development of land within the FU zone should occur in accordance with comprehensive area planning and detailed site planning which achieves an orderly, integrated and coordinated settlement period and resolves any physical land constraints.

At the date of taking the land had a split zone as detailed above with the zones separated by a dotted line which has the potential to move. Provided the constraints of the land can be dealt with it is possible that the area of land zoned FU could increase. Advice provided by Cardno HRP indicates it is likely that the FU land could have been extended up to the area constrained by the ANEF Contour if the Koala Sustainability constraint could be appropriately overcome. The ANEF Contour constrains the land inside the front alignment of the subject property.

Town planning information was obtained from the Ipswich City Council Online Planning and Development System, however, we recommend that this zoning or planning area should be verified by application to Council for the issue of a zoning certificate.

Further town planning advice has been provided by Cardno HRP. This information has been used in assisting to determine the potential of the subject property and sales evidence, taking into account their constraints and usable land area.

KOALA HABITAT

Cardno HRP have established that the area of land zoned LDC is also constrained by the Koala Sustainability Area under the State Government's SEQ Regional Plan Interim Guideline: Koalas and development. We have also obtained advice from Chenoweth Environmental Planning and Landscape Architecture (Chenoweth) to establish how this guideline impacts on the development potential of the subject property. Chenoweth have advised that Koala Habitat Trees are located on about the front $\frac{2}{3}$ of the property. Clearing of the trees is not permitted therefore restricting development of the land.

POTENTIAL DEVELOPABLE LAND AREA

Before the taking

At the date of taking the land was zoned Future Urban (FU) (30%) and Limited Development Constrained (LDC) (70%). These areas are not fixed and could possibly change based on appropriate consultancy advice and approval by Council, although Koala Habitat Trees located on the land could restrict the development of the land.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

POTENTIAL DEVELOPABLE LAND AREA CONTINUED

Based on the information provided by Cardno HRP, the developable land area "before the taking" was about 5.95 hectares.

After the taking

The subject property is severed by the SWTC. About 3.104 hectares of land is located to the north-eastern side of the arterial and 8.063 hectares to the south-western side of the arterial.

Cardno HRP has advised that:

- (i) The land to the north-east of the SWTC is zoned Future Urban and considered to be the only part of the property capable of development after the taking. Further, the SWTC is the logical barrier separating the FU land and the LDC land (now known as Rural/Constrained (T2) RAAF Base Am Noise Buf).
- (ii) Development of the north-east corner of the subject property is reliant on the adjoining owners.
- (iii) The land to the west of the SWTC has the potential to be developed with a single residential development. This is consistent before and after the taking.
- (iv) About 3.003 hectares of land to the north-east of the SWTC is constrained by the 60dB(A) noise contour.

DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENT VALUATION

\$490,000

This valuation was based as at 1 October, 2005 and took effect from 30 June, 2006 for local authority rating and land tax purposes.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

LOCALITY

Before the taking

The subject property was situated on the eastern side of Kerners Road, one (1) property to the south of its intersection with Siddans Road.

After the taking

The subject property is severed by the SWTC which traverses the original site from its south-east corner and sweeps across the land in a north-westerly direction over its northern alignment at about its midpoint.

About 8.063 hectares of the subject property is located to the eastern side of Kerners Road (now renamed Siddans Road) and south-western side of the SWTC. An area of about 3.104 hectares is located to the north-eastern side of the SWTC which has no street frontage or access.

Before and after the taking

The subject property is located within an established rural residential locality with residential development recently undertaken approximately 1.2 radial kilometres to the north. A modern large lot residential subdivision is located approximately 1.5 radial kilometres to the south.

Properties immediately surrounding the subject property are vacant and improved Future Urban, Limited Development Constrained and Rural B (Pastoral) zoned sites which are either vacant or improved with dwellings of varying age, size, style and quality.

The subject property is located within approximately 7.2 radial kilometres in the southerly direction of the Ipswich General Post Office and approximately 37 radial kilometres in a south-westerly direction of the Brisbane General Post Office.

Local amenities to include bus transport, local shops and schools are within approximately 3.2 radial kilometres.

SERVICES

Electricity, telephone and water are available but not connected to the subject property.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ROADS AND ACCESS

Before the taking

Kerners Road starts approximately 2.2 kilometres to the north at its intersection with Deebing Creek Road. At first it is bitumen sealed with concrete kerb and channel before turning south and having earth formed shoulders. It heads under the Cunningham Highway where it is then unconstructed and difficult to travel up to Siddans Road to the south.

Easier trafficable access to the subject property was available from Siddans Road which connects to Ipswich-Boonah Road approximately 1.2 kilometres by road to the west. Siddans Road also connects to the South Deebing Creek Road to the east.

After the taking

The SWTC severs the subject property and Kerners Road. The north-eastern severance of the balance area has no street frontage or access. Where Kerners Road fronts the subject property it has been renamed Siddans Road.

Direct access to the subject property from the SWTC is not permitted. The SWTC/Cunningham Highway intersection is approximately 2.5 kilometres by road to the north. The SWTC provides access to Ripley Valley, Springfield, the Logan Motorway, Ipswich Motorway and western suburbs of Brisbane.

The SWTC is constructed predominantly on natural ground where it passes the subject property. Near to the southern and eastern alignments of the subject property the SWTC is constructed on cut and fill.

Before and after the taking

Kerners Road for its frontage to the subject property is gravel formed with earth shoulders. Access to Ipswich is available using Kerners, Siddans and Ipswich-Boonah Road. Ipswich-Boonah Road also leads to the Cunningham Highway which connects to the western suburbs of Brisbane. It also connects to Boonah, Beaudesert and whilst convoluted can lead to the Gold Coast to the south.

NATURE OF LAND

Before the taking

The land forms a parallelogram in shape and is located on the eastern side of Kerners Road. It rises gradually then falls gradually to the rear. The front part of the property up to its most elevated point has a gentle crossfall to the south. From its most elevated point the topography reverses with a gentle to gradual crossfall to the north.

Initial:

N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

NATURE OF LAND CONTINUED

After the taking

The land is severed by the SWTC, which traverses the eastern (rear) boundary of the property and sweeps across the land in a north-westerly direction over its northern-alignment at about its midpoint.

Where the SWTC first passes the subject property and heads north-west it is constructed in cut and fill. The northern side of the arterial is in cut and the southern side is on fill. Further to the north-west and still fronting the subject property the arterial is constructed on natural ground.

Both the eastern and western severances are irregular in shape. The western severance has a gradual rise to the rear and gentle crossfall to the south. The eastern severance has a gentle to gradual crossfall to the north and fall from west to east.

Before and after the taking

The land is of medium elevation and not constrained by flooding as recognized on Council's PD online service.

The land is selectively cleared, however, partly within a Koala Sustainability Area and partly within an Urban Koala Area.

We are unaware of any past uses of the subject site or surrounding sites which may have caused the contamination of the site. The present use of the property is not a prescribed use under the Contaminated Land Act nor is the use of the immediate adjoining property. We have not, however, undertaken nor requested, an environmental audit of the site, nor a search of the Contaminated Site Register and cannot state that the land is not contaminated. If the site is found to be contaminated we reserve the right to alter this valuation and the advices contained herein.

IMPROVEMENTS

The subject property is vacant land devoid of any significant improvements.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

EFFECTS OF THE TAKING

1. Reduces the land area of the subject property from 16.49 hectares to about 11.078 hectares, a reduction of about 5.412 hectares.
2. Reduces the potential developable area of the subject property from about 5.95 hectares to about 3.104 hectares, a reduction of about 2.846 hectares.
3. Severs the land creating an inaccessible area to the north-east of the SWTC having an area of about 3.104 hectares.
4. Provides an interchange at the intersection of the SWTC and Cunningham Highway improving accessibility to Springfield, the western suburbs of Brisbane and the Logan Motorway.
5. Causes the dispossessed owner to incur legal and valuation costs in preparation for their claim for compensation.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

HIGHEST AND BEST USE

The highest and best use is defined as the most profitable use of an asset which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest and best use of the asset being valued.

We accept the opinion of Cardno HRP and Chenoweth in regard to development potential and the Koala Habitat issues affecting the land.

We consider the highest and best use of the subject property, before the taking, was for its residential development in the medium to long term and after the taking is for its residential development of the north-eastern severance only. The development of the north-eastern severance is reliant on development of the adjoining properties to the north-east and road connection.

Rationale

In assessing compensation we have undertaken valuations both before and after the taking. In the before valuation we have applied a different value to the FU and LDC zoned land.

In the before valuation we have considered the advice of Cardno HRP and Chenoweth in regard to the development potential of the land.

HRP has advised that the logical separation of the FU and LDC (now known as Rural/Constrained (T2) (RAAF Base AM Noise Buffer)) after the taking is the SWTC. Further, it is unlikely that the development of the LDC land to the west of the SWTC and up to the ANEF contour would be achieved after the taking.

After the taking, we have valued the south-western severance based on rural sales evidence. We have diminished the value of the north-eastern severance as it has no street frontage, is reliant on access from the adjoining properties and affected by noise emanating from the SWTC. In reality its development will be dependent on the adjoining owners. Development of the land is considered uneconomically viable after the taking. Its development is a long term proposition and would more than likely be in conjunction with an adjoining property.

Initials

N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ASSESSMENT

In undertaking our assessment we have referred to known sales evidence of inglobo sites within the Ipswich locality. Some of the sales referred to are as follows:

Sales evidence

1. 105 South Deebing Creek Road, Deebing Heights

Sold 27 April, 2005 for \$3,550,011

Land area 16.02 hectares

Future Urban designated land improved with a lowset dwelling. The property was being sold on an installment contract. It is within the 15 metre building height restriction. Under the Land Use Concept Master Plan this site is in the Large Lot Residential and Low Density Residential designations. The site is included in an Urban Koala area. Whilst water and sewer do not service the site, they have recently been upgraded and extended to the southern side of the Cunningham Highway and are within 500 metres. The property is located closer to services and the SWTC/South Deebing Creek Road interchange. The sale price equates to \$181,000/hectare over the entire site area after discounting the contract price to a present value and after allowing some risk given the lengthy term of the contract. The property has a developable land area of 13.643 hectares. The sale price equates to \$213,125/developable hectare after discounting the contract price to a present value and allowing some risk given the lengthy term of the contract. Sold before the date of taking in a rising market, however, with the knowledge of the proposed SWTC construction. Considered vastly superior on a rate/hectare basis to the Future Urban zoned land.

2. Lot 33 Abrahams Road, Ripley

Sold 1 January, 2005 for \$1,100,000 (The recorded Contract date is 2 May 2006 but the sale price were agreed to at an earlier time)

Land area 15.58 hectares

Future Urban and Recreation zoned land improved with a lowset dwelling. The property was purchased for inclusion in Swanbank Enterprise Park. It is constrained by flooding. About 50% of the site is zoned Recreation. The sale price equates to \$70,600/hectare over the entire site or \$116,200/developable hectare. Considered slightly inferior on a rate/hectare basis to the Future Urban zoned land.

Initial:

N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ASSESSMENT CONTINUED

3. Lot 34 Barrams Road, Ripley

Sold 1 January, 2005 for \$1,340,000 (The recorded Contract date is 9 February, 2006 but the sale was agreed to at an earlier time)

Land area 14.97 hectares

Future Urban and Recreation zoned land improved with a lowset dwelling. The property was purchased for inclusion in Swanbank Enterprise Park. It is constrained by flooding. About 35% of the site is zoned Recreation. The sale price equates to \$89,500/hectare over the entire site or \$124,250/developable hectare. Considered slightly inferior on a rate/hectare basis to the Future Urban zoned land.

4. 86-94 Bryants Road, Ripley

Sold 19 May, 2005 for \$1,450,000

Land area 10.16 hectares

Future Urban land improved with a modern dwelling on an irregular shaped lot. The land backs on to the SWTC and was purchased by the adjoining owner. It is within the 45 metre building height restriction area. Under the Land Use Master Concept Plan the site is within the Residential Low Density designation. A very small portion of the site is identified as an "of concern" remnant regional ecosystem. The site is included as an Urban Koala area. It is not located in a water or sewer service area. The property was purchased on an 8 month contract at a rate of \$142,716/hectare and with the knowledge of the proposed SWTC construction. Considered slightly superior on a rate/hectare basis to the Future Urban zoned land.

5. Lot 193 Wensley Road, Ripley

Sold 11 July, 2006 for \$3,800,000

Land area 21.65 hectares

Future Urban land improved with a cottage in fair condition only. It is within the 90 metre building height restriction area. Under the land use Master Concept Plan the site is within the Residential Low Density designation. Approximately 1/3 of the site is identified as a "not of concern" remnant regional ecosystem. It is not located within a sewer or water service area. The south western corner of this property is next to the SWTC. The property was purchased on a 30 day contract at a rate of \$175,000/hectare and with the knowledge of the proposed SWTC construction. Considered vastly superior on a rate/hectare basis to the Future Urban zoned land.

Initial:

N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ASSESSMENT CONTINUED

6. 145 Binnies Road, Ripley

Sold 27 October, 2006 for \$1,730,000

Land area 10.06 hectares

Future Urban Land improved with a dwelling. The land is rectangular in shape and is within the 45m building height restriction area. Under the Land Use Concept Master Plan this site is within the Residential Low Density designation. The property does not include any remnant regional ecosystems or urban Koala area. It is serviced by water and is outside the sewer service area. The property was purchased on a short 7 day cash unconditional contract after the date of taking. There are no flooding or ecological issues affecting this property. The sale price equates to \$171,968/hectare. This property is considered vastly superior on a rate/hectare basis to the Future Urban zoned land.

7. Lot 117 School Road, Redbank Plains

Put & Call option entered into 27 April, 2005 for \$2,000,000

Land area 15.678 hectares

This is the sale of the adjoining property. A 23 month Put & Call option was entered into with a \$150,000 Security Bond paid by 14 May, 2005. The land has a gradual fall towards a natural depression near to and in part inside the western alignment of the land before rising gradually to the rear. The developable land area is 13.966 hectares. The sale price equates to \$119,115/developable hectare after bringing the contract price back to a present value and allowing some risk given the lengthy term of the agreement. This property is considered slightly inferior on a rate/hectare basis to the Future Urban zoned land.

8. Lot 3 Off Seidels Road, Walloon

Sold 10 June, 2005 for \$125,000

Land area 5.7 hectares

Vacant Recreation zoned land. The land is constrained by Flooding, the ANEF contour, the Rail Corridor Noise Management Area and is opposite a rail line. An application to construct a dwelling on the land was submitted to Council on 24/03/2005 and approved 08/08/2005. The sale price equates to \$21,930/hectare. This property is considered vastly inferior to the Non Urban land both before and after the taking.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ASSESSMENT CONTINUED

9. Lot 169 Cunningham Highway, Harrisville

Sold 22 November, 2005 for \$320,000

Land area 16 hectares

Vacant rural residential homesite, gradually undulating in contour and adjacent to the Cunningham Highway. Zoned Rural A (Agricultural) & Rural B (Pastoral). This property is considered superior to the western severance after the taking.

10. 1215 Pine Mountain Road, Pine Mountain

Sold 27 September, 2005 for \$340,000

Land area 12.52 hectares

Vacant rural residential homesite, gradually undulating in contour. Zoned Rural C (Rural Living). This property is considered vastly superior to the western severance after the taking.

12. Lot 199 Kerners Road, Deebing Heights

Sold 28 October, 2004 for \$525,000

Land area 16.49 hectares

This is the most recent sale of the subject property. Sold well before the date of taking, after the announcement of the SWTC and in a rising market.

Value before the taking

Having regard to the known sales evidence, we value the real property "Before the taking", for the sum of **Nine Hundred and Eighty-Five Thousand Dollars (\$985,000) excluding GST**, which we reasonably determine as follows:

Developable land	5.95 hectares @ \$125,000/hectare	\$743,750
Non Urban Land	10.63 hectares	<u>\$240,000</u>
		\$983,750

Adopt for practical real estate purposes \$985,000 excluding GST.

Initial:

N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

ASSESSMENT CONTINUED

Value after the taking

Having regard to the known sales evidence, we value the real property "After the taking", for the sum of **Four Hundred and Twenty-Five Thousand Dollars (\$425,000) excluding GST**, which we reasonably determine as follows:

Land north-east of SWTC –	about 3.104 hectares	\$200,000
Non urban land to the south-west of the SWTC –	about 8.063 hectares	<u>\$225,000</u>
		\$425,000

Loss

Value before	\$985,000
Value after	<u>\$425,000</u>
Assessed Loss	\$560,000 excluding GST

Compensation payable due to the taking of about 5,412 hectares of land from 199 Kerners Road, Deebing Heights is assessed at Five Hundred and Sixty Thousand Dollars (\$560,000) excluding GST.

Consequential losses should be added to the above figure.

.. [N/R]

[N/R] AAPI

Registered Valuer Qld [N/R]

Certified Practising Valuer

[N/R] Valuer

6 September, 2012

**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

REMARKS

Our assessment has been based on the developable area of land both before and after the taking as provided by Cardno HRP. Should it be determined that the areas alter in anyway please notify the valuer for a review of this valuation report and the advices contained herein.

We consider the highest and best use of the subject property at the date of taking was for land banking as a future residential sub-divisional site.

We consider this assessment to be a reasonable interpretation of the available evidence.

This report is not to be used by the purchaser for pre-purchase advising or mortgage security purposes and no liability is extended in this regard.

This assessment is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party, who may use or rely on the whole of or any part of the content of this assessment and report without the written consent of the valuer.

In accordance with instructions we advise we do not have a pecuniary or other interest that would conflict with the proper assessment of compensation.

...	N/R	
	N/R	AAPI
Registered Valuer Qld	N/R	
Certified Practising Valuer		
N/R		Valuer

6 September, 2012

Released under RTI/DMR

**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**

QUALIFICATIONS & LIMITATIONS

1. We state that this assessment is for the use only of the Department of Transport and Main Roads. It is provided to assist in determining the compensation due to the taking of about 5.412 hectares of land from 199 Kerners Road, Deebing Heights.
2. This report is for assessment purposes and is not a structural survey of improvements.
3. This assessment assumes that there are no restrictions or onerous encumbrances other than those registered on Title.
4. We have not carried out a Contamination search or Investigation. Our assessment assumes that no contamination exists, and that the property complies with all environmental requirements set down by all relevant authorities.
5. In accordance with the International Valuation Standards Committee (IVSC) the definition of market value is as follows: "Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing where in the parties had each acted knowledgeably, prudently and without compulsion."
6. This assessment is current as at the date of assessment only. The assessed loss herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this assessment is relied upon after the expiration of 3 months from the date of the assessment or such earlier date if you become aware of any factors that have any effect on the assessment.
7. In analysing the sales evidence referred to herein, it is noted that we have attempted to ascertain whether or not the sale price is inclusive or exclusive of Goods and Services Tax (GST). In relation to sales evidence, it is emphasised that Land Titles Offices in Australia do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify whether or not GST is included in the sale price, we have assumed that the record of sales price is exclusive of GST. Should this not be the case for any particular sale used as evidence, we reserve the right to reconsider our assessment.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**



Western severance from Kerners (Siddans) Road.



Western severance from SWTC near to the southern alignment looking north-west.

Initial: N/R

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**199 Kerners Road
Deebing Heights
Department of Transport & Main Roads**



Eastern severance.



SWTC looking south-east with the eastern severance to the left.

Initial: N/R



199 KERNERS RD, DEEBING HEIGHTS, QLD 4306



Property Details

UBD Ref: 253 A3



RPD: L199 SP193445:PAR PURGA

Valuation: \$ 250,000 (Site Value)

Date: 30/06/2012

Property Type: House

Valuation: \$ 250,000 (Site Value)

Date: 30/06/2011

Area: 11.17 ha

Pri Land Use: DWELLING - LARGE

2nd Land Use: NONE

Tenure Type: Freehold [Issuing]

Local Authority: IPSWICH

Water/Sewerage:

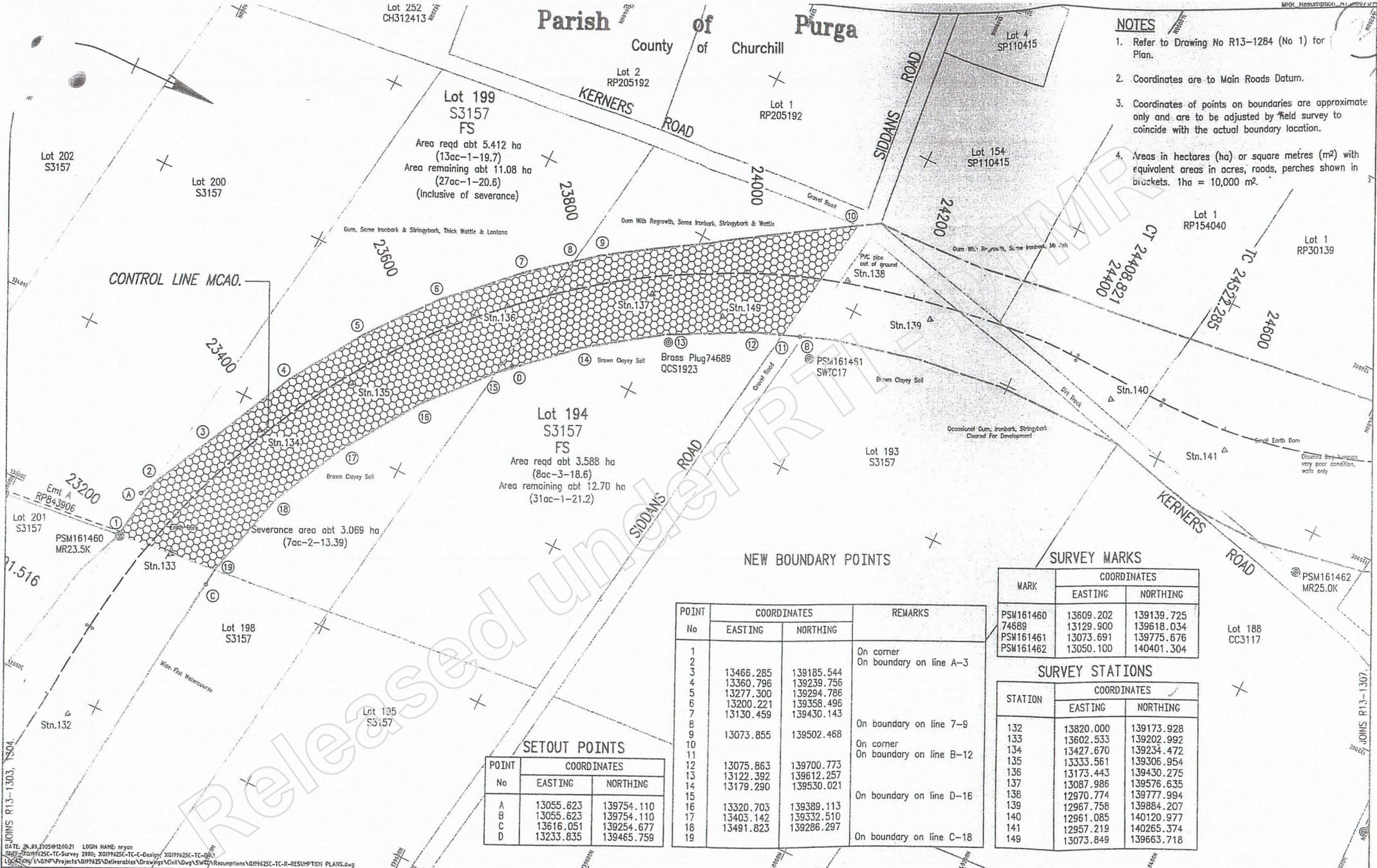
Features:

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Parish of Purga County of Churchill

- NOTES**
1. Refer to Drawing No R13-1284 (No 1) for Plan.
 2. Coordinates are to Main Roads Datum.
 3. Coordinates of points on boundaries are approximate only and are to be adjusted by field survey to coincide with the actual boundary location.
 4. Areas in hectares (ha) or square metres (m²) with equivalent areas in acres, roods, perches shown in brackets. 1ha = 10,000 m².



NEW BOUNDARY POINTS

POINT No	COORDINATES		REMARKS
	EASTING	NORTHING	
1			On corner
2			On boundary on line A-3
3	13466.285	139185.544	
4	13360.796	139239.756	
5	13277.300	139294.786	
6	13200.221	139358.496	
7	13130.459	139430.143	
8			On boundary on line 7-9
9	13073.855	139502.468	
10			On corner
11			On boundary on line B-12
12	13075.863	139700.773	
13	13122.392	139612.257	
14	13179.290	139530.021	
15			On boundary on line D-16
16	13320.703	139389.113	
17	13403.142	139332.510	
18	13491.823	139286.297	
19			On boundary on line C-18

SURVEY MARKS

MARK	COORDINATES	
	EASTING	NORTHING
PSM161460	13609.202	139139.725
74689	13129.900	139618.034
PSM161461	13073.691	139775.676
PSM161462	13050.100	140401.304

SURVEY STATIONS

STATION	COORDINATES	
	EASTING	NORTHING
132	13820.000	139173.928
133	13602.533	139202.992
134	13427.670	139234.472
135	13333.561	139306.954
136	13173.443	139430.275
137	13087.986	139576.635
138	12970.774	139777.994
139	12967.758	139884.207
140	12961.085	140120.977
141	12957.219	140265.374
149	13073.849	139663.718

SETOUT POINTS

POINT No	COORDINATES	
	EASTING	NORTHING
A	13055.623	139754.110
B	13055.623	139754.110
C	13616.051	139254.677
D	13233.835	139465.759

DATE: 08/09/2005@10:00:21 LOGIN NAME: nryss
 FILE: X:\199625C-TC-Survey 2490; X:\199625C-TC-Design; X:\199625C-TC-Geo
 LOCATIONS: \N:\NMP\Projects\199625\Deliverables\Drawings\Civil\Draw\S\199625\Resumptions\199625C-TC-R-RESUMPTION PLANS.dwg

<table border="1"> <thead> <tr><th>Revisions</th><th>Certified</th><th>Date</th><th>Microfilmed</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Revisions	Certified	Date	Microfilmed					<p>File Reference and Resumption Details</p> <table border="1"> <thead> <tr> <th>File Ref.</th> <th>Plan No.</th> <th>Lot No.</th> <th>Lot Details</th> <th>Area Reqd.</th> <th>Area Rem.</th> </tr> </thead> <tbody> <tr> <td>43</td> <td>S3157</td> <td>199</td> <td>Fee Simple</td> <td>abt 5.412 ha (13ac-1-19.7)</td> <td>abt 11.08 ha (27ac-1-20.6)</td> </tr> <tr> <td>44</td> <td>S3157</td> <td>194</td> <td>Fee Simple</td> <td>abt 3.588 ha (8ac-3-18.6)</td> <td>abt 12.70 ha (31ac-1-21.2)</td> </tr> </tbody> </table>	File Ref.	Plan No.	Lot No.	Lot Details	Area Reqd.	Area Rem.	43	S3157	199	Fee Simple	abt 5.412 ha (13ac-1-19.7)	abt 11.08 ha (27ac-1-20.6)	44	S3157	194	Fee Simple	abt 3.588 ha (8ac-3-18.6)	abt 12.70 ha (31ac-1-21.2)	<p>Area required shown thus</p> <p>Dimensions in metres except where shown otherwise. Area in hectares (ha) or square metres (m²).</p>	<p>Survey books</p> <p>MR82053 to MR82056 MR82686 to MR82688</p> <p>Working drawings</p> <p>Drawn: <input checked="" type="checkbox"/> NAT Checked: <input checked="" type="checkbox"/> PAB</p> <p>Reqs: <input checked="" type="checkbox"/> NAT Checked: <input checked="" type="checkbox"/> PGR</p>	<p>Scale (m)</p> <p>1:2000</p> <p>Scale (m)</p> <p>0 20 40 60 80</p>	<p>IPSWICH CITY COUNCIL</p> <p>SOUTH WEST ARTERIAL ROAD</p> <p>Auxiliary drawings:</p> <p>Examined: <input checked="" type="checkbox"/> N/R Certified: <input checked="" type="checkbox"/> N/R Approved: <input checked="" type="checkbox"/> N/R</p> <p>RPEO 1729</p>	<p>Queensland Government Department of Main Roads</p> <p>Job No: 148/910/3 No. 22 of 26 drgs</p> <p>AUTH. No: 148/910/126 Drawing No: R13-1305</p>
Revisions	Certified	Date	Microfilmed																													
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Compensation Claim

Acquisition of Land Act 1967

The Director-General
 Queensland Department of Main Roads
 Property Services
 477 Boundary Street Spring Hill 4000
 ✓ GPO Box 1412 Brisbane 4001

Telephone (07) 3834 2011
 Facsimile (07) 3834 2788



Queensland
 Government

Department of Main Roads

Office Use Only

Our Reference: 775/01161

R-Plan: R13-1305

Claimant/s particulars

Family / Company name

N/R

Given name/s

Postal address

N/R

Postcode

N/R

Are you registered for GST?

Yes

ABN (Australian Business Number)

No

N/R

If no, are you required to be registered for GST purposes?

Yes

No

Land description

Lot number

L199

Plan number

S3157

Area of lot

16.49H

Area of land resumed

5.42H

Title reference

Volume / Title Reference No.

Folio

Parish

PURGA

County

Claimants' estate or interest in the above land (please tick appropriate box/es)

(if a company, a copy of the Certificate of Registration of a Company must be submitted)

Registered proprietor in fee simple

Sole proprietor

Company

Joint tenants

Tenants in common

Lessee

Trustee

Other Please state

Note - If the estate or interest of the claimant is not registered or notified in the Queensland Land Registry, proof of title to the estate or interest claimed is required. This proof shall include copies of, or abstracts from all documents suitably signed or sealed to establish in law the estate or interest.

Claim details (under Section 19 (1) (d)) (if insufficient space, please attach a separate page)

Nature of items	Particulars of claim	Amounts
Land	PLEASE SEE THE ATTACHED LETTER.	\$ N/R
Improvements		\$
Other		\$
Total claim		\$

RECEIVED
 28 APR 2006
 5:58 PM

PROPERTY RECORDS

N/R

seal required, if app

N/R

Date

25/04/2006

Continued overleaf...

This form is a statement and declaration you are required to complete under Section 19 (1) (c) of the Act showing details of any encumbrances on the title (mortgages, leases etc.)

Statement

Pursuant to Section 19 (1) (c) of the Acquisition of Land Act 1967

Note - 1. If the Claimants' estate or interest in the land taken is **not** subject to any trust, obligation, mortgage, lease, agreement to lease, charge, rate, contract, claim or other estate or interest whatsoever, the claimant must clearly mark the form **NIL**.

Note - 2. If the Claimants' estate or interest in the land taken **is** subject to any of the encumbrances or other estates or interests whatsoever itemised in (1) above, whether registered or unregistered in the Queensland Land Registry, full particulars must be stated in the space provided. (eg. contracts of sale, unregistered or registered mortgages, leases, options etc.)

Family / Company name [] Given name/s []

Postal address [] Postcode []

declare that the land taken as indicated on Main Roads Plan R []

in respect of which I / we have lodged my / our claim for compensation as shown above was not subject to any trust, obligation, mortgage, lease, agreement to lease, charge, rate, contract claim or other estate or interest whatsoever except as listed below. (if none, please write NIL)

[]

[] seal required, if applicable [] Date 25/04/2006

Statutory Declaration

Oaths Act 1867

Family / Company name [] Given name/s []

Postal address [] Postcode []

do solemnly and sincerely declare that my / our above statement as to any trust, obligation, mortgage, lease, agreement to lease, charge, rate, contract, claim or other estate or interest whatsoever to which my / our estate or interest in the land taken is subject, is true and correct and I / we make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions

[] signed, if applicable [] Date 26/04/2006

Justice of the Peace to complete

Signature of Justice of the Peace [] N/R [] JACQUAL [] (City/Town)

Signed before me on 26/4/06 at BRISBANE

Privacy Disclaimer

Main Roads is collecting the information on this form to assess your claim for compensation. This is required by the Acquisition of Land Act 1967. Main Roads usually gives some or all of this information to its consultant valuers, legal representatives and other professional advisers. Your personal information will not be disclosed to any other third party without your consent unless required by law.

Dear Sir or Madam:

I proposed to you, following the high way that is planned to run through our property and using majority of our property areas, we are very concerned this will caused the value to drop significantly and will influence our company to redevelop this land in the near future. We would like to negotiates this situation with the Department of Mains in ways if,

Department of mains road are using the are of the land of 5.412H for the highway, We are willing to sell Commercial for each Hectare.

Otherwise if the Department wants to buy the whole blocks, we are willing to sell Commercial per Hectare.

Please negotiate it with me on N/R for N/R. Thank you

N/R

22/5/06 . 2-30

N/R

to return my call

N/R

N/R

N/R

N/R

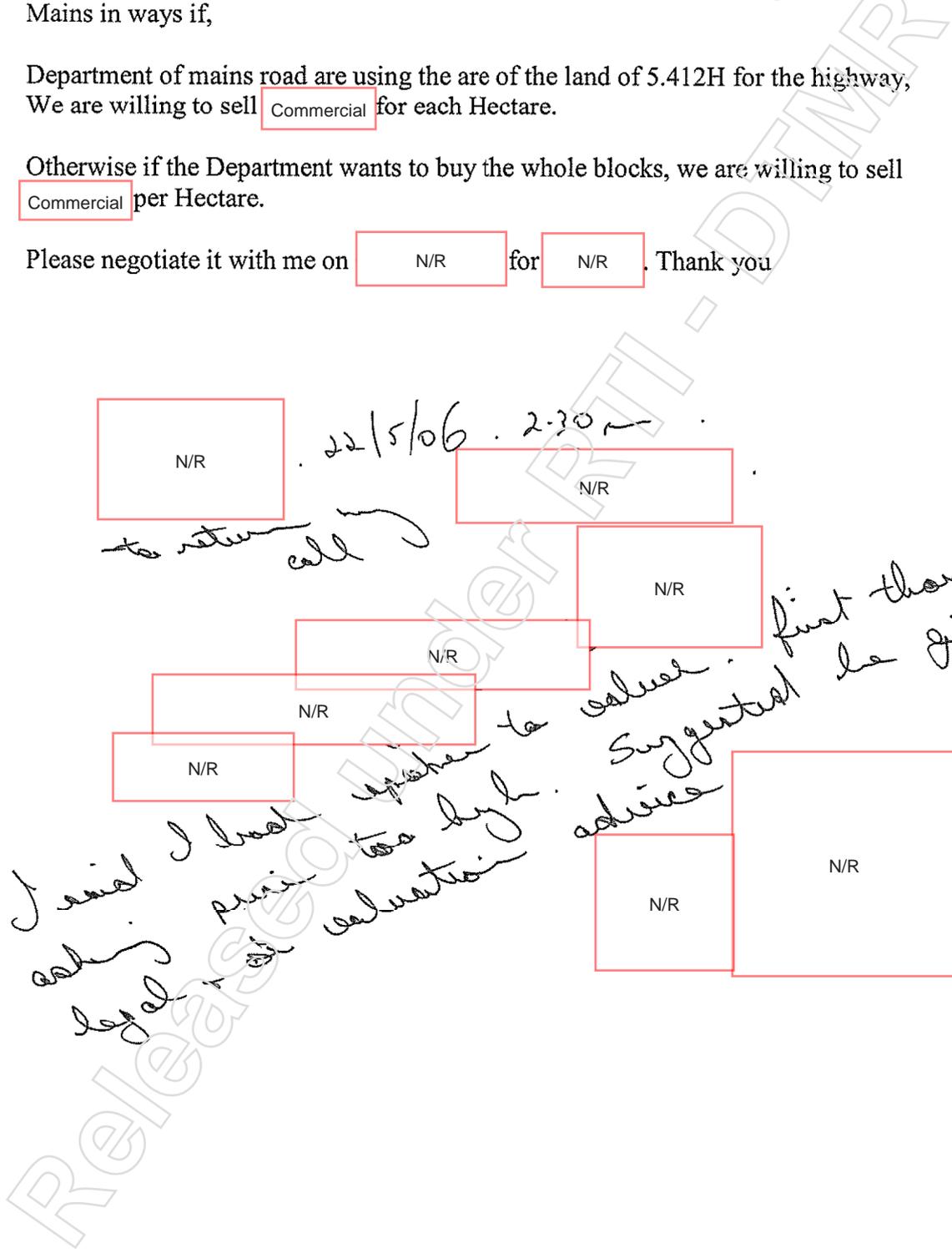
first thought suggested he get advice

I said I had asked price too high. legal valuations

N/R

22/5/06,

N/R



Our ref 495/03464
Your ref
Enquiries Taryn Outhwaite

13 December 2012

N/R

Department of Transport and Main Roads
Property Acquisitions and Disposals
Floor 4, 477 Boundary Street
Spring Hill Qld 4000
GPO Box 1412, Brisbane Qld 4001

ABN: 39 407 690 291

Telephone 07 3066 8184
Website www.tmr.qld.gov.au
Email Taryn.e.outhwaite@tmr.qld.gov.au

Attention: N/R

"Without Prejudice"

Dear Sir

Brisbane City

South-West Transport Corridor (South West Arterial Road)

Your Clients': N/R

Property Address: Kerners Road, Deebing Heights Qld 4306

I refer to the resumption by the State of Queensland (represented by Department of Transport and Main Roads) ("the department") of about 5.41 hectares your clients' property described as Lot 199 on CPS3157, Parish of Purga. The resumed area is shown approximately on resumption plan R13-1305 and has been determined by survey as 5.41 hectares on SP193445.

The department's assessment of compensation payable in this case has been based upon an independent valuation of the resumed area as at the date of the Taking of Land Notice (No. 996) 2006, namely 24 March 2006.

Based on that independent valuation, and considering all information made available, the department offers your clients', subject to financial approval, the amount of Commercial under all heads in full and final settlement of all claims whatsoever arising out of the above resumption.

This offer is made on the basis that:-

- (a) The above amount includes an allowance for professional fees and interest, inclusive of any GST charged to your clients' by your clients consultant.
- (b) In accordance with a private ruling by the Australian Taxation Office, dated 18 August 2004, the taking of this land does not constitute a taxable supply pursuant to the *A New Tax System (Goods and Services Tax) Act 1999* ("the Act") and therefore does not attract GST. As there is no taxable supply, an input tax credit is not available.

Accordingly, a tax invoice will not be supplied and GST has not been included in the overall compensation package.

- (c) The department has borne all costs incurred by the department in connection with the survey of the new property boundary and subsequent correction of title.
- (d) Your clients' are the registered proprietors of the property at Kerners Road, Deebing Heights Qld 4306 and there are no other estates or interests in the property which are not discoverable by title search.

If any information becomes available to the department to indicate that there is any other encumbrance, claim, charge, lease, lien, estate or interest in, or on the property, the subject of the resumption, the offer will be immediately withdrawn until all aspects are investigated by the department.

With a view to payment of the above amount, I enclose Expenditure Vouchers. Please arrange for your clients' to attend to signing and dating the claimant's certificate section on the Expenditure Vouchers and give details of how funds are to be distributed.

Please note that the Expenditure Vouchers must be signed by a director or secretary of the company.

Following receipt of the above completed documents, the department will seek financial approval for payment of the compensation.

Yours sincerely

N/R

Mark H MacDonald
Director (Property Acquisitions and Disposals)

B/c: Regional Director (Metropolitan Region)

File Number: 495/03464

Your reference: Resumption Plan R13-1305

For your information.

N/R

Mark H MacDonald
Director (Property Acquisitions and Disposals)

Released under RTI - DTMR

Expenditure Voucher

Company Code

MRCO MRBO



Claimant

N/R

Postal Address (include postcode)

N/R

ABN (Australian Business Number) - 11 digits

Is the claimant registered for GST? Yes No

Date	Goods/services supplied description	Account number	Cost Centre or Internal Order or Work Breakdown Structure Element	Value \$	GST \$	Amount \$	Tax Code
13/12/12	Compensation in full and final settlement of all claims arising from the resumption of about 5.41 hectares from Lot 199 on CPS3157 Parish of Purga.						
	Total compensation:						
	Your 1/2 share:						
	Claimant to discharge all existing encumbrances. (Settlement on the basis of DTMR letter of 13 December 2012)	N/R	01480910003.D.5.2	Commercial	nil	Commercial	P5
	Resumption plan R13-1305						
	Category: Compensation Freehold						
						Total	Commercial

Office use only	Region Metropolitan	File number 495/3464	Lot 199	Plan CPS3157
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Claimant's Certificate

I certify that the above claim is correct and cannot be used as a Tax Invoice, and does not include GST. This claim being the amount due to me for the goods supplied, services rendered or work constructed and hereby authorise the same to be paid on my behalf

to:

Signature Sole Director/Secretary

Date / /

Authorising Officer's Certificate

I certify this account is in order for payment, and where relevant, that the goods, services or works have been actually supplied, rendered, or constructed in the quantity and to the specification, if any, and that the rate of charge or price and GST allocation is correct.

Signature Position Snr Adv (Property Ops) Financial delegate group 5

Name (print) Carol Sheward Phone 3066 8562

Division PD&M Branch Property Management Date / /

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Expenditure Voucher

Company Code

MRCO MRBO



Claimant

Postal Address (include postcode)

ABN (Australian Business Number) - 11 digits

Is the claimant registered for GST? Yes No

Date	Goods/services supplied description	Account number	Cost Centre or Internal Order or Work Breakdown Structure Element	Value \$	GST \$	Amount \$	Tax Code
13/12/12	Compensation in full and final settlement of all claims arising from the resumption of about 5.41 hectares from Lot 199 on CPS3157 Parish of Purga.						
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	Resumption plan R13-1305						
	Category: Compensation Freehold						
						Total	Commercial

Office use	Region	File number	Lot	Plan
only	Metropolitan	495/3464	199	CPS3157

Claimant's Certificate

I certify that the above claim is correct and cannot be used as a Tax Invoice, and does not include GST. This claim being the amount due to me for the goods supplied, services rendered or work constructed and hereby authorise the same to be paid on my behalf

to:

Signature *Director/Secretary*

Date / /

Authorising Officer's Certificate

I certify this account is in order for payment, and where relevant, that the goods, services or works have been actually supplied, rendered, or constructed in the quantity and to the specification, if any, and that the rate of charge or price and GST allocation is correct.

Signature Position Snr Adv (Property Ops) Financial delegate group 5
 Name (print) Carol Sheward Phone 3066 8562
 Division PD&M Branch Property Management Date / /

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N/R

Resumption by Department of Transport & Mains Road

to:
Taryn.E.Outhwaite
30/08/2012 04:10 PM
Hide Details

From: N/R

To: <Taryn.E.Outhwaite@tmr.qld.gov.au>

History: This message has been replied to.

Dear Taryn,

I refer to the previous correspondences between you and N/R and advise that I am taking over this in matter in N/R absence.

I would like to inform you that our clients accept the compensation in the sum of Commercial plus reasonable professional fees and interest.

For your information, we have conducted a Title Search and we note that there are no mortgages and or charges on the property.

With respect to the payment details, we would like the payment to be made to N/R Trust Account".

If you have any queries, please do not hesitate to contact me.

Best Regards,

N/R

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TO
KRE

N/R

YOUR REF
OUR REF
CONTACT
EMAIL

495/03464
DL:DL:BK:54-02725

N/R

RECEIVED

495/3464
15 JAN 2013

A.M./P.M.

PROPERTY RECORDS

14 January 2013

Department of Transport and Main Roads
GPO Box 1412
BRISBANE QLD 4001

Dear Sir/Madam

RE: [Redacted] N/R
RESUMPTION - SOUTH WEST TRANSPORT CORRIDOR (SPRINGFIELD - YAMANTO)

We refer to the above matter and your letter dated 13 December 2012.

We enclose two (2) copies of the Expenditure Voucher signed by our client. Kindly advise if your department had sought approval for payment of the compensation.

We look forward to hear from you.

Yours faithfully

[Redacted Signature Block]
N/R

SCANNED

— Professional Approach. Personal Touch. —

[Redacted Footer Box]
N/R

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Expenditure Voucher

Company Code

MRCO MRBO



Claimant

N/R

Postal Address (include postcode)

N/R

ABN (Australian Business Number) - 11 digits

Is the claimant registered for GST? Yes No

Date	Goods/services supplied description	Account number	Cost Centre or Internal Order or Work Breakdown Structure Element	Value \$	GST \$	Amount \$	Tax Code
13/12/12	Compensation in full and final settlement of all claims arising from the resumption of about 5.41 hectares from Lot 199 on CPS3157 Parish of Purga.						
	Total compensation:	Commercial					
	Your 1/2 share:	N/R	01480910003.D.5.2	Commercial	nil	Commercial	P5
	Claimant to discharge all existing encumbrances. (Settlement on the basis of DTMR letter of 13 December 2012)						
	Resumption plan R13-1305						
	Category: Compensation Freehold						
						Total	Commercial

Office use only	Region Metropolitan	File number 495/3464	Lot 199	Plan CPS3157
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Claimant's Certificate

I certify that the above claim is correct and cannot be used as a Tax Invoice, and does not include GST. This claim being the amount due to me for the goods supplied, services rendered or work constructed and hereby authorise the same to be paid on my behalf

to: N/R
 Signature: Sole Director/Secretary
 Date: 31/12/2012

Authorising Officer's Certificate

I certify this account is in order for payment, and where relevant, that the goods, services or works have been actually supplied, rendered, or constructed in the quantity and to the specification, if any, and that the rate of charge or price and GST allocation is correct.

Signature: _____ Position: Snr Adv (Property Ops) Financial delegate group: 5
 Name (print): Carol Sheward Phone: 3066 8562
 Division: PD&M Branch: Property Management Date: / /

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Expenditure Voucher



Company Code

MRCO MRBO

Claimant

N/R

Postal Address (include postcode)

N/R

ABN (Australian Business Number) - 11 digits

Is the claimant registered for GST?

Yes No

Date	Goods/services supplied description	Account number	Cost Centre or Internal Order or Work Breakdown Structure Element	Value \$	GST \$	Amount \$	Tax Code
13/12/12	Compensation in full and final settlement of all claims arising from the resumption of about 5.41 hectares from Lot 199 on CPS3157 Parish of Purga.						
	Total compensation:						
	Your 1/2 share:	N/R	01480910003.D.5.2	Commercial	nil	Commercial	P5
	Claimant to discharge all existing encumbrances. (Settlement on the basis of DTMR letter of 13 December 2012)						
	Resumption plan R13-1305						
	Category: Compensation Freehold						
						Total	Commercial

Office use only	Region	File number	Lot	Plan
	Metropolitan	495/3464	199	CPS3157

Claimant's Certificate

I certify that the above claim is correct and cannot be used as a Tax Invoice, and does not include GST. This claim being the amount due to me for the goods supplied, services rendered or work constructed and hereby authorise the same to be paid on my behalf

to:

Signature N/R *Director/Secretary*

Date 18 / 12 / 2012

Authorising Officer's Certificate

I certify this account is in order for payment, and where relevant, that the goods, services or works have been actually supplied, rendered, or constructed in the quantity and to the specification, if any, and that the rate of charge or price and GST allocation is correct.

Signature _____ Position Snr Adv (Property Ops) Financial delegate group 5
 Name (print) Carol Sheward Phone 3066 8562
 Division PD&M Branch Property Management Date / /

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Yoka J Valzacchi

From: [redacted] N/R
Sent: Friday, 15 March 2013 10:49 AM
To: Yoka J Valzacchi
Subject: RE: Our Ref: 495/03464 - South-West Transport Corridor - Resumption - [redacted] N/R

Hi Yoka,

I have received the cheques. Thank you.

Best Regards,

[redacted] N/R

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From: [redacted] N/R
Sent: Friday, 15 March 2013 10:47 AM
To: 'Yoka.J.Valzacchi@tmr.qld.gov.au'
Subject: RE: Our Ref: 495/03464 - South-West Transport Corridor - Resumption - [redacted] N/R

Hi Yoka,

Once again thank you.
As soon as I receive the cheques, I shall inform you via email.

Best Regards,

[redacted] N/R

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From: Yoka.J.Valzacchi@tmr.qld.gov.au [mailto:Yoka.J.Valzacchi@tmr.qld.gov.au]
Sent: Thursday, 14 March 2013 4:16 PM
To: [redacted] N/R
Cc: Taryn.E.Outhwaite@tmr.qld.gov.au
Subject: Our Ref: 495/03464 - South-West Transport Corridor - Resumption - [redacted] N/R

Hi Bruce,

I have posted the re-issued cheques to your [redacted] N/R by express mail.

Kind regards,

Yoka Valzacchi
A/Coordinator | Property Acquisitions and Disposals
Strategic Property Management | Department of Transport and Main Roads

Floor 4 | Spring Hill Office Complex | 477 Boundary Street | Spring Hill Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 3066 8289 | F: (07) 3066 2023
M: n/a
E: yoka.j.valzacchi@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] N/R
To: <Yoka.J.Valzacchi@tmr.qld.gov.au>
Date: 13/03/2013 04:03 PM
Subject: RE: FW: Your Ref: 495/03464 - South-West Transport Corridor - Resumption - [redacted] N/R

Dear Yoka,

Thank you so much for your assistance.

Best Regards,

N/R

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From: Yoka.J.Valzacchi@tmr.qld.gov.au [mailto:Yoka.J.Valzacchi@tmr.qld.gov.au]

Sent: Wednesday, 13 March 2013 3:59 PM

To: Bruce Kueh

Cc: Taryn.E.Outhwaite@tmr.qld.gov.au

Subject: Re: FW: Your Ref: 495/03464 - South-West Transport Corridor - Resumption - N/R

Dear N/R

We have cancelled the previous cheques and we should have the new cheque in the name of N/R Trust Account by Friday 15th of March 2013.

I will keep you up to date.

Kind regards,

Yoka Valzacchi

A/Coordinator | Property Acquisitions and Disposals

Strategic Property Management | Department of Transport and Main Roads

Floor 4 | Spring Hill Office Complex | 477 Boundary Street | Spring Hill Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 3066 8289 | F: (07) 3066 2023
M: n/a
E: yoka.j.valzacchi@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: N/R
To: yoka.j.valzacchi@tmr.qld.gov.au
Date: 11/03/2013 02:47 PM
Subject: FW: Your Ref: 495/03464 - South-West Transport Corridor - Resumption - N/R

Dear Yoka,

I refer to the above matter and our telephone conversation today.

As my client is living abroad, it is necessary for me to telegraphic transfer the money to overseas.

Thus, kindly issue the cheques make payable to our clients as follows:

- 1. N/R Trust Account Commercial
- 2. N/R Trust Account Commercial

I thank you for your assistance in this matter.

Best Regards,

N/R

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From: N/R

Sent: Monday, 11 March 2013 2:05 PM

To: 'yoka.j.valzacchi@tmr.qld.gov.au'

Subject: Your Ref: 495/03464 - South-West Transport Corridor - Resumption - N/R

Dear Yoka,

I refer to the above matter and our telephone conversation today.

As my client is living abroad, it is necessary for me to telegraphic transfer the money to overseas.

Thus, kindly issue the cheques make payable to our clients as follows:-

3.	N/R	Trust Account	Commercial
4.		Trust Account	

I thank you for your assistance in this matter.

Best Regards,

N/R

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