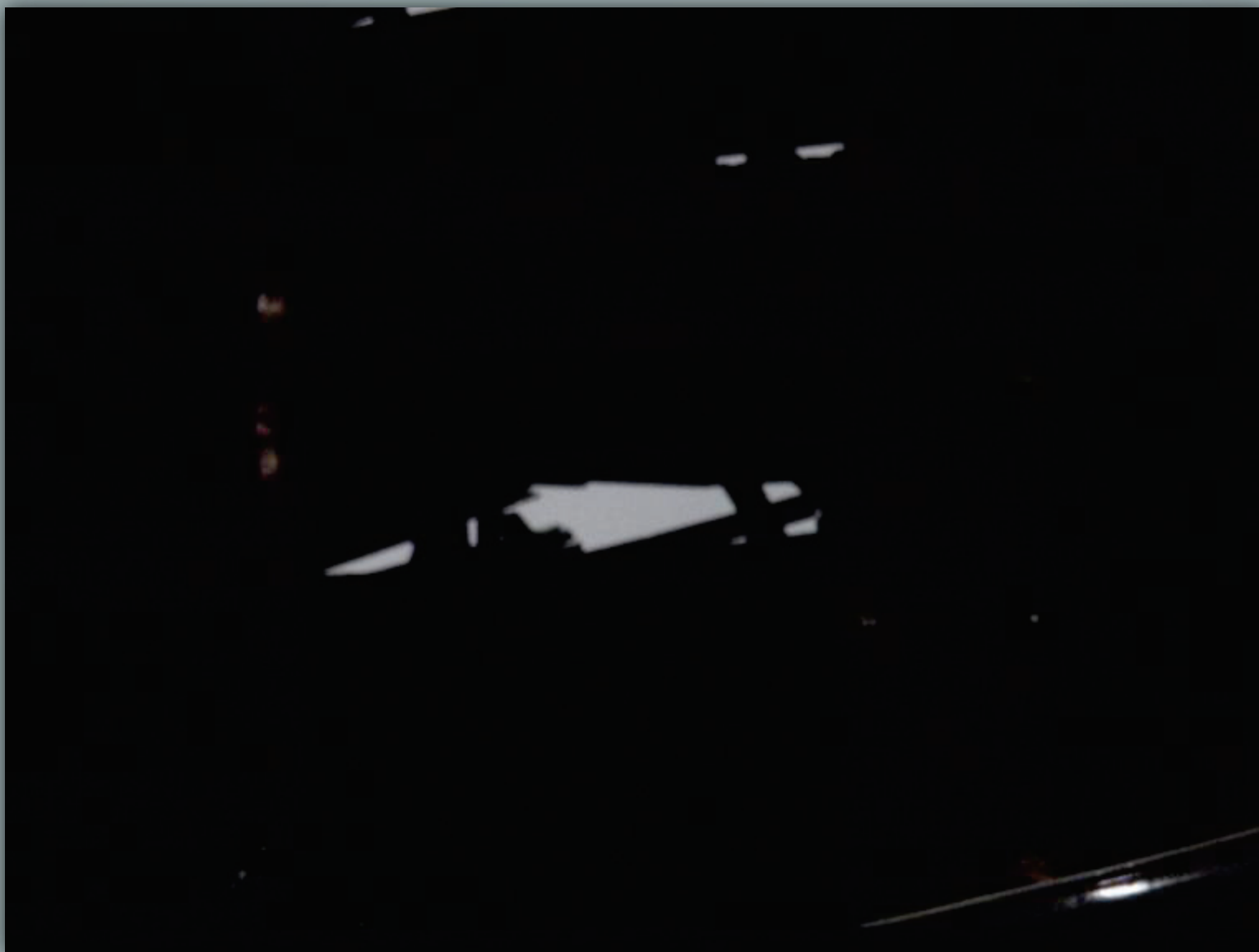


RTI, JAG Ref 151669, File 27, Page 129

10/10/2012

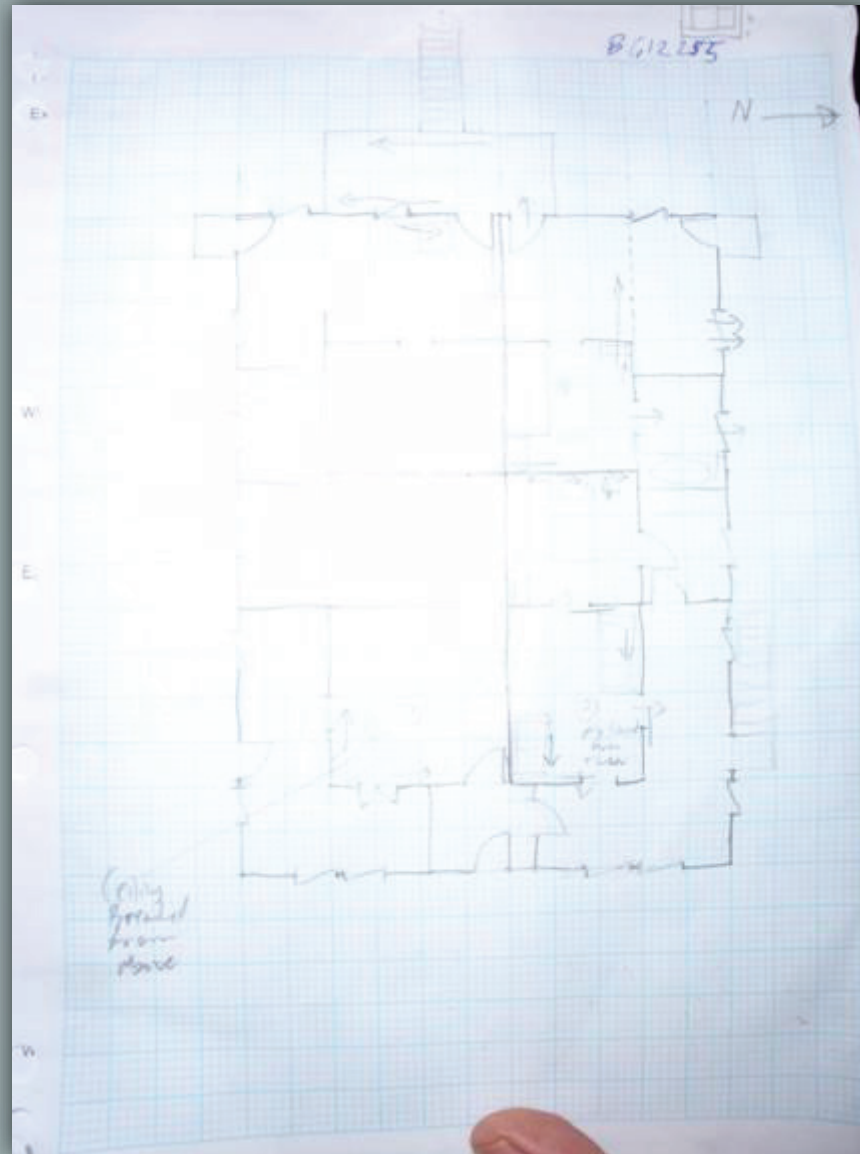


RTI, JAG Ref 151669, File 27, Page 130





RTI, JAG Ref 151669, File 27, Page 132



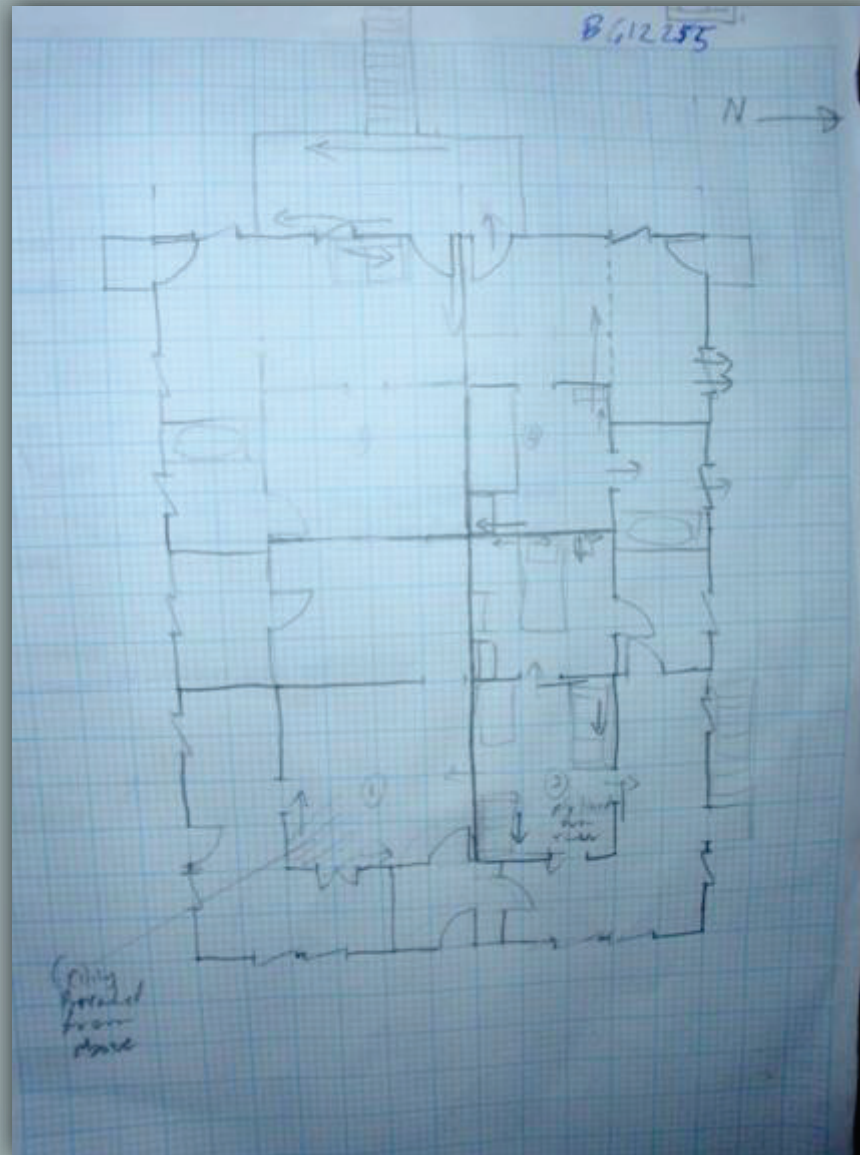






Figure 8. Showing the remains of the front door lock of unit 4.



Figure 9. Showing the remains of the side door lock of unit 4.



Attachment 1



Attachment 2

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.455 / Virus Database: 271.1.1/5448 - Release Date: 12/09/12 21:14:00



Attachment 3


**Criminal
Record**

Please read the General Information document before completing the Criminal History questions.

Please answer the questions below and list all previous permanent addresses in the last 10 years, including street/unit no., street, city, state, post code and country.

If full details of previous addresses are unavailable, details of town, state, country and year of residence will suffice. Please list in reverse order, ie most recent previous address first.

**Criminal
History**

 AFP AUSTRALIAN FEDERAL POLICE		Office Use Only NO EXCLUSION	
CRIMINAL HISTORY INFORMATION			
1. Are you the subject of any criminal charges still pending before a court?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
2. Have you been found guilty or convicted of an offence as an adult within the past ten years?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
3. Have you been found guilty or convicted of an offence as a juvenile within the past five years?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
4. Have you been found guilty or convicted of an offence for which you were sentenced to greater than 30 months imprisonment?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
If you answered YES to any of the questions above, please provide details below.			
Offence			
<div></div>		<div></div>	
State / Province		Year of Offence	
<div></div>		<div></div>	
Offence			
<div></div>		<div></div>	
State / Province		Year of Offence	
<div></div>		<div></div>	
Details:			
<div></div>			
Police Use Only		Return Address (if different from billing address)	
<div></div>		FIRST ADVANTAGE AUSTRALASIA PO BOX 455 NORTH SYDNEY NSW 2059	
Client Code: 5012		Client Reference If applicable:	
STAFF-IN-CONFIDENCE (when completed)			

CRIMINAL HISTORY CHECK APPLICATION FORM FROM PERSON UNDER 18 YEARS.

The Australian Federal Police do not release information concerning the criminal history of a person under the age of 18 years to any other person unless it is required or authorized by law and / or parental/guardian consent is provided.

If you are under 18 years of age, please have a parent/guardian complete the consent form below. Should you feel due to your personal circumstances that it is inappropriate for a parent/guardian to sign this request please contact the Privacy Officer at First Advantage on + 61 2 9017 4346 or via email on clientrelationsj@FADV.com.



Office Use Only
Parental Consent form
CR1600

National Police Check – Parental Consent

I, born/...../.....
Please Print Full Name Date of Birth

of
residential address

am the parent/ guardian of

..... born/...../.....
print full name of child Date of birth

of
residential address

I consent to the Australian Federal Police conducting a National Police Check on my son/daughter/ward for which a completed National Police Check Application is attached,

for the purpose of
(e.g. Immigration, Employment – eg: Childcare, teacher's aide etc)

and the subsequent release of any relevant information to:

.....(Suncorp Metway Insurance Ltd and its authorised Agent, First Advantage) ...

.....
(Department, Agency, Company etc)

Signed: Date:/...../.....
Parent/guardian's signature (DD / MM / YYYY)

GENERAL INFORMATION

Relating to the AFP National Police Check and Consent Forms

This form is used by applicants as part of the assessment process to determine whether a person is suitable for a position/Insurance entitlement including employment.

Unless statutory obligations require otherwise, the information provided on this form will not be used without your prior consent for any purpose other than named in your application.

POLICE RECORDS CHECK

Police records checks are an integral part of the assessment of your suitability for a position/entitlement. On this form you are asked to disclose whether you are the subject of any charges or matters still pending before a Court, or whether you have been the subject of conviction(s) or finding(s) of guilt before a Court. You are not required to reveal any conviction(s), which may be protected by Part VIIC of the Crimes Act 1914, relating to pardoned, quashed or spent convictions.

Where a police record with another Australian police jurisdiction has been obtained, any relevant legislation (and/or release policy) governing that police jurisdiction will be applied before it is released. Under various sections of Commonwealth, State and Territory legislation a person has the right, in particular circumstances or for a particular purpose, to not disclose certain convictions (i.e. Spent Convictions). Such convictions will not be released providing this is in accordance with the relevant legislation (and/or release policy). If further information is required in relation to the legislation and release policies of other police jurisdictions, please contact the individual jurisdiction directly.

This form may be forwarded by the employing organisation, their agent or by you direct to the Australian Federal Police (AFP), and you are asked to consent to:

- (a) the AFP disclosing criminal history information from its own records to the organisation with which you are employed or are seeking employment, and/or Insurance company or other public or private organisation from which you are seeking an entitlement, and;
- (b) for the AFP to access the records of any State, Territory Jurisdiction and to obtain any criminal or traffic information which in turn would be disclosed to whom you are required to indicate.

PROVISION OF FALSE OR MISLEADING INFORMATION

You are asked to certify that the personal information you have provided on this form is correct. If it is subsequently discovered, for example as a result of a check of police records, that you have provided false or misleading information, it may be reported by the AFP and potentially you may be assessed as unsuitable to receive the entitlement you seek.

It should be noted that the Australian Federal Police does not assess or adjudicate your application but merely provides the tools to the prospective employer or Insurer to assist them in assessing your suitability for employment or Insurance Entitlement.

SPENT CONVICTION INFORMATION

Commonwealth Spent Conviction Scheme

On 30 June 1990, Commonwealth legislation relating to the collection, use and disclosure of old conviction information came into effect. This law is commonly known as the Spent Conviction Scheme.

The aim of the Scheme is to prevent discrimination on the basis of certain old convictions, once a waiting period has passed and provided the individual has not re-offended. The Scheme also covers convictions where an individual's conviction has been set aside or pardoned.

An individual whose conviction is protected by Part VIIC of the Crimes Act 1914 does not have to disclose that conviction to any person, including a Commonwealth authority, unless an exclusion applies.

A spent conviction is a conviction for a Commonwealth, Territory, State or foreign offence which satisfies all of the following conditions:

- it is 10 years since the date of the conviction (or 5 years for juvenile offenders);
- the individual was not sentenced to imprisonment or was not sentenced to imprisonment for more than 30 months;
- the individual has not re-offended during the 10 year (5 years for juvenile offenders) waiting period; and
- a statutory or regulatory exclusion does not apply. (A full list of exclusions is available from the Privacy Commissioner).

Australian Capital Territory - Spent Convictions ACT 2000.

In September 2000 legislation was introduced in the Australian Capital Territory limiting the use and disclosure of older, less serious convictions and findings of guilt recorded under ACT legislation. This legislation is the *Spent Convictions Act 2000*.

Unless an exclusion applies (for example, where an individual wishes to undertake employment in certain occupations or apply for an Insurance Entitlement) once the waiting period has passed, a person does not have to disclose any conviction or finding of guilt that is protected by the provisions of the *Spent Convictions Act 2000*.

A spent conviction is one that satisfies all of the following conditions:

- It is more than 10 years (5 years for offences where the person was dealt with as a juvenile) since the date of the conviction or that the person has not been imprisoned or the person has not been subject to a control order and the person has not re-offended;
- The person was not sentenced to more than six months imprisonment;
- The offence was not a sexual offence;
- The person was not unlawfully at large in relation to an offence.

Exclusions to the *Spent Convictions Act 2000* may be found at section 19 of that Act.

Disputed Record Enquiries

If you believe that the information provided on your police certificate is incorrect or inaccurate in any detail please contact Criminal Records (by email: CriminalRecords-ClientServices@afp.gov.au or telephone 02 6202 3333) to obtain a Disputed Record (CR 1200) form. Once completed this form can be posted to the following address:

AFP Criminal Records
Client Services Team
GPO Box 401
CANBERRA ACT 2601

Please note that if you have any additional information or documents supporting your enquiry they should be attached to enable the AFP to more accurately assess your application. It should also be noted that AFP may require comparison fingerprints to resolve some disputes. Applicants will be notified in such instances.

Privacy Commissioner

The Privacy Commissioner is responsible for ensuring the protection of private information relating to individuals. This includes investigating instances where information has been released improperly or incorrectly. An individual who believes the standards dealing with disclosure and use of old conviction information have been breached may apply to the Privacy Commissioner for an investigation of the matter. The phone number is 1300 363 992.

CRIMINAL RECORDS TERMS AND CONDITIONS FOR NATIONAL POLICE CHECKS

The Australian Federal Police advise all applicants that for National Police Checks, they must meet the following requirements in the application.

1. Applications to be filled out in black pen if not typed.
2. A photocopy of drivers licence and/or alternate I.D. with photograph included must accompany application wherever possible.
3. If there has been a change of name, then previous and current names **MUST** be included on the form (e.g. maiden, de facto, deed poll, etc).
4. Applicant's signature must not be more than three months old.
5. Please ensure that all the necessary details have been completed and that the forms are signed.
6. General Information pages 7-8 do not need to be sent to the AFP and can be retained for reference.

Failure to meet the required standards will result in the form being returned for amendment

Contacts:	Phone:	02 6202 3333
General Enquiries	Email:	vetting@afp.gov.au
Disputed Record Enquiries	Phone:	02 6202 3333
	Email:	CriminalRecords-ClientServices@afp.gov.au



Attachment 4



Attachment 5

Have you considered

Online statements

Receive your monthly statements in a fast, safe, and environmentally friendly way through NetBank. Visit www.commbank.com.au/paperless for more information.

Setting up AutoPay

Simply decide how much you wish to pay each month and let us do the work. You can now set this up in NetBank. Visit <http://www.commbank.com.au/autopay> for more information.

A payment reminder

You can be sent a reminder a couple of days before your payment due date. Set your reminder in NetBank or call us on 13 2221 (24 hours a day, 7 days a week).

How to pay your Commonwealth Bank Credit Card account

ATM

ATM

Use any Commonwealth Bank ATM to transfer funds electronically from your linked cheque/savings account to your credit card account.



AutoPay (does not apply to Business Cards)

You can setup an automatic payment to pay your credit card each month from your other Commonwealth Bank account(s). You can choose to pay the minimum payment, the closing balance or a set amount of your choice. Visit <http://www.commbank.com.au/autopay> for more information.



BPay Biller code: 1818

Contact your participating financial institution to make a BPay payment. You will need to quote the above biller code and your credit card account number.



NetBank

You can use NetBank to transfer funds electronically from your other Commonwealth Bank Account(s) to your credit card account. For more information on how to register for NetBank, visit www.commbank.com.au/netbank or call 13 2221, (24 hours a day, 7 days a week).



Telephone Banking

You can use Telephone Banking to transfer funds from your other Commonwealth Bank account(s) to your credit card account. Simply call 13 2221, 24 hours a day, 7 days a week to transfer funds, or for more details on how to use Telephone Banking or to setup up a Telephone Banking password.



Other payment options

- Post – please make your cheque payable to 'Commonwealth Bank for the account of (account name)'. Complete all the details on the bottom portion of this statement, both front and back. Detach and mail the bottom portion with your cheque to Locked Bag 3402, BRISBANE, QLD 4000. Do not send cash.
- Branch – visit your local Commonwealth Bank branch and pay with cash, cheque or a transfer from another Commonwealth Bank account.

Important Information

- For all enquiries or to report your card as lost or stolen, please call 13 2221, 24 hours a day, 7 days a week.
- Closing balances less than \$2 may be carried forward unpaid without payments falling into arrears.
- Please check your transactions listed on this statement and report any discrepancy to the Bank before the payment due date. Please retain this statement for your records.

Cheque details

Drawer	Bank	Branch	Amount
1			
2			
3			
4			
Total cheques			\$
Notes and coins			\$
Total			\$

Proceeds of cheques, whilst credited to the account, are generally not available until cleared. Please refer to your account terms and conditions for details.

Have you considered

Online statements

Receive your monthly statements in a fast, safe, and environmentally friendly way through NetBank. Visit www.commbank.com.au/paperless for more information

Setting up AutoPay

Simply decide how much you wish to pay each month and let us do the work. You can now set this up in NetBank. Visit <http://www.commbank.com.au/autopay> for more information

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BPAY Biller code: 1818

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Drawer	Bank	Branch	Amount
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2			
3			
4			
Total cheques			\$
Notes and coins			\$
Total			\$

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Cheque details

Drawer	Bank	Branch	Amount
1			
2			
3			
4			
Total cheques			\$
Notes and coins			\$
Total			\$

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Attachment 6



Attachment 7


**Criminal
Record**

Please read the General Information document before completing the Criminal History questions.

Please answer the questions below and list all previous permanent addresss in the last 10 years, including street/unit no., street, city, state, post code and country.

If full details of previous addresses are unavailable, details of town, state, country and year of residence will suffice. Please list in reverse order, ie most recent previous address first.

**Criminal
History**

 AFP AUSTRALIAN FEDERAL POLICE		Office Use Only NO EXCLUSION
CRIMINAL HISTORY INFORMATION		
1. Are you the subject of any criminal charges still pending before a court?		<input type="radio"/> Yes <input checked="" type="radio"/> No
2. Have you been found guilty or convicted of an offence as an adult within the past ten years?		<input type="radio"/> Yes <input checked="" type="radio"/> No
3. Have you been found guilty or convicted of an offence as a juvenile within the past five years?		<input type="radio"/> Yes <input checked="" type="radio"/> No
4. Have you been found guilty or convicted of an offence for which you were sentenced to greater than 30 months imprisonment?		<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered YES to any of the questions above, please provide details below.		
Offence		
<div></div>		<div></div>
State / Province		Year of Offence
<div></div>		<div></div>
Offence		
<div></div>		<div></div>
State / Province		Year of Offence
<div></div>		<div></div>
Details:		
<div></div>		
Police Use Only		Return Address (if different from billing address)
		FIRST ADVANTAGE AUSTRALASIA PO BOX 455 NORTH SYDNEY NSW 2059
Client Code: 5012		Client Reference If applicable:
STAFF-IN-CONFIDENCE (when completed)		

CRIMINAL HISTORY CHECK APPLICATION FORM FROM PERSON UNDER 18 YEARS.

The Australian Federal Police do not release information concerning the criminal history of a person under the age of 18 years to any other person unless it is required or authorized by law and / or parental/guardian consent is provided.

If you are under 18 years of age, please have a parent/guardian complete the consent form below. Should you feel due to your personal circumstances that it is inappropriate for a parent/guardian to sign this request please contact the Privacy Officer at First Advantage on + 61 2 9017 4346 or via email on clientrelations@FADV.com.



Office Use Only
Parental Consent form
CR1600

National Police Check – Parental Consent

I, born/...../.....
Please Print Full Name Date of Birth

of
residential address

am the parent/ guardian of

..... born/...../.....
print full name of child Date of birth

of
residential address

I consent to the Australian Federal Police conducting a National Police Check on my son/daughter/ward for which a completed National Police Check Application is attached,

for the purpose of.....
(e.g. Immigration, Employment – eg: Childcare, teacher's aide etc)

and the subsequent release of any relevant information to:

.....(Suncorp Metway Insurance Ltd and its authorised Agent, First Advantage) ...
.....
(Department, Agency, Company etc)

Signed: Date:/...../.....
Parent/guardian's signature (DD / MM / YYYY)

GENERAL INFORMATION

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SPENT CONVICTION INFORMATION

Commonwealth Spent Conviction Scheme

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A spent conviction is a conviction for a Commonwealth, Territory, State or foreign offence which satisfies all of the following conditions:

- It is 10 years since the date of the conviction (or 5 years for juvenile offenders);
- the individual was not sentenced to imprisonment or was not sentenced to imprisonment for more than 30 months;
- the individual has not re-offended during the 10 year (5 years for juvenile offenders) waiting period; and
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A spent conviction is one that satisfies all of the following conditions:

- It is more than 10 years (5 years for offences where the person was dealt with as a juvenile) since the date of the conviction or that the person has not been imprisoned or the person has not been subject to a control order and the person has not re-offended;
- The person was not sentenced to more than six months imprisonment;
- The offence was not a sexual offence;
- The person was not unlawfully at large in relation to an offence.

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2. A photocopy of drivers licence and/or alternate I.D. with photograph included must accompany application wherever possible.
3. If there has been a change of name, then previous and current names **MUST** be included on the form (e.g. maiden, de facto, deed poll, etc).
4. Applicant's signature must not be more than three months old.
5. Please ensure that all the necessary details have been completed and that the forms are signed.
6. General Information pages 7-8 do not need to be sent to the AFP and can be retained for reference.

Failure to meet the required standards will result in the form being returned for amendment

Contacts:		
General Enquiries	Phone:	02 6202 3333
	Email:	vetting@afp.gov.au
Disputed Record Enquiries	Phone:	02 6202 3333
	Email:	CriminalRecords-ClientServices@afp.gov.au



Attachment 8



Attachment 12



Attachment 13



Attachment 14



Attachment 15



Attachment 16

Important information you should read before you sign this warning statement and the attached contract

Independent legal advice

Do you fully understand the legal consequences of signing this contract? Are you sure the advice you've been given is totally independent? Before signing the contract, the Office of Fair Trading strongly recommends you seek independent legal advice and clarify any queries or concerns you have about buying the property. Exercise extreme caution in accepting the advice of anyone referred to you by the seller or his/her agent.

If you engage any lawyer in relation to purchasing the property, they must give you a certificate about their independence from the seller or anyone else included in the sale, and about benefits the lawyer expects to receive from the sale.

Valuation of property

Are you sure the purchase price is fair? Before the cooling-off period expires seek independent advice from a registered valuer. Ask the valuer if they have Professional Indemnity Insurance, have a relationship with any person involved with the property you're buying, and about the valuation cost.

Further information on how to deal with valuers is available on www.fairtrading.qld.gov.au (search 'valuations').

Building contracts

For building contracts associated with the purchase of residential property.

- Domestic building contracts have a cooling-off period (Section 72 of the *Domestic Building Contracts Act 2000*. Please refer to the Building Services Authority of Queensland for further information on building contracts). Ensure that if you exercise your cooling-off right under the residential property contract that you also give written notice to terminate the building contract.
- Ensure that the building contract price is not over valued or inflated. Get a valuation or compare homes of similar value advertised or displayed by other home builders.

What is a cooling-off period?

You can change your mind about purchasing a property during a 5 day cooling-off period. Use this time to seek independent legal advice and an independent valuation of the property.

When does the cooling-off period start?

It begins on the day you are bound by the attached contract.

Both the buyer and the seller are bound by the contract as soon as the buyer or their agent, lawyer or personal representative receives a copy of the signed contract.

In any dispute concerning the commencement of the cooling-off period, it will be up to the seller to prove the buyer received a copy of the contract.

Note: If the buyer is bound by the contract on a day other than a business day, the cooling-off period commences on the first business day after the day the buyer is bound by the contract.

When does the cooling-off period end?

It ends at 5:00 pm on the fifth business day after the cooling-off period started.

What is a business day?

It is a day other than a Saturday, Sunday or a public holiday.

Can I waive or shorten the cooling-off period?

You may, but only by obtaining a lawyer's certificate from your solicitor. If you waive the cooling-off period you will be bound by the contract from that time, subject to the terms of the contract.

How do I terminate the contract during the cooling-off period?

At any time before the end of the fifth day cooling-off period give a signed and dated notice to the seller or the seller's agent indicating that you wish to terminate the contract.

Will I lose my deposit if I terminate the contract during the cooling-off period?

The seller must refund your deposit within 14 days of termination of the contract but may deduct a termination penalty equal to 0.25% of the purchase price.

What happens after the cooling-off period ends?

You are legally bound to buy the property, subject to the terms in the contract. Make sure you're happy with all of the terms in the contract before you sign it and before the cooling-off period ends.

Claim fund

A Claim Fund exists which, in some cases, enables a buyer who suffers financial loss as a result of dealing with a real estate agent to make a claim. Strict guidelines apply. If you suffer financial loss because of buying an investment property or buying residential property directly from a property developer you **CANNOT** make a claim for compensation against the Fund. There are restrictions on claims made due to property marketeering.

How do I know if I'm dealing with a licensed real estate agent or property developer?

The Office of Fair Trading can help you to identify if the person you are dealing with is a licensed real estate agent, property developer or a registered salesperson of one.

Ask the person you are dealing with for proof of their licence or registration.

Further information:

Contact www.fairtrading.qld.gov.au or your nearest Office of Fair Trading on 13 13 04.



Attachment 17