

STATEMENT OF WITNESS

OF GRAND

STATEMENT OF

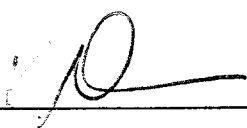
EXHIBIT No. 84  
 [Signature] CLERK

<b>Name of Witness</b> Karel Alexander WEIMAR	<b>Date</b> 14 October 2005
<b>Address of Witness</b> Crime and Misconduct Commission Cnr Adelaide and Creek Sts Brisbane	
<b>Occupation of Witness</b> Principal Financial Investigator, Misconduct	<b>Telephone Nos.</b> <b>Business:</b> 3360 6864

Karel Alexander WEIMAR states:-

1. I am a Certified Practicing Accountant (CPA) and I hold a Bachelor of Business degree from the Queensland Institute of Technology (1985) and a Master of Commerce degree from Griffith University (2000). I am a member of CPA Australia and I have been a CPA since 1998.
2. I am a Principal Financial Investigator employed by the Crime division of the Crime and Misconduct Commission (CMC) and I have been employed by the Commission as a Financial Investigator for seven years.
3. In August 2005, I was assigned to an investigation into complaints relating to the Gold Coast City Council.
4. On 15 August 2005, I spoke to Councillor Greg Betts in relation to difficulties he was having recovering emails from his computer. I told him that the CMC could have his computer examined to determine if any emails could be recovered.
5. On 05 October 2005, I arranged for the collection of Councillor Betts' computer from his Gold Coast City Council office.

Karel Alexander Weimar  
 WITNESS



6. The computer was examined by CMC forensic computing officers who were able to identify a significant number of emails. On 13 October 2005, all of these emails were included in a Word document of 159 pages in length. This document was emailed to Councillor Betts' Gold Coast City Council email address.
  7. I have examined all of the emails recovered from Councillor Betts' computer and I have extracted 4 emails which I have identified as being relevant to the current investigation.
  8. In relation to emails between then Councillor Sue Robbins and then candidate Greg Betts, I have identified two emails of relevance.
    - Attached to this statement is a document entitled "Betts emails \_ Robbins.doc"
  9. In relation to emails between then Chris Morgan of Quadrant and then candidate Greg Betts, I have identified one email of relevance.
    - Attached to this statement is a document entitled "Betts emails \_ Morgan.doc"
- 
10. In relation to emails between the Friends of Burleigh Association and then candidate Greg Betts, I have identified one email of relevance.
    - Attached to this statement is a document entitled "Betts emails \_ Friends of Burleigh Ass.doc"
  11. I have not edited these emails other than to enlarge the text size and to underline Councillor Betts' answers in the Friends of Burleigh email.

Karel Weimar  
Principal Financial Investigator

Karel Alexander Weimar  
WITNESS



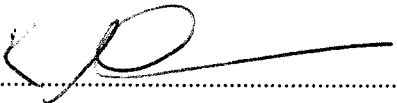
**CONTINUED STATEMENT OF: Karel Alexander Weimar**

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**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 14 October 2005 and contained in the pages numbered 1 to 3 is true to the best of my knowledge and belief; and
- (2) I make it knowing that, if it were admitted as evidence, I may be liable to prosecution for stating anything that I know is false.

.......... Signature

Signed at ..Brisbane this...14<sup>th</sup> ..day of..October 2005....

**Karel Alexander Weimar**  
**WITNESS**



Name: hiberfil.sys  
Full Path: MI-05-2552\_OpGRAND[Betts]13102005\P01066-1\_CompagNotebook\C\hiberfil.sys

From: "Greg & Susan Betts" <gsbetts@mail.com>  
To: "sue robbins" <the.robbins@bigpond.com>  
Subject: rayjon  
Date: Thu, 4 Mar 2004 20:29:20 +1000  
MIME-Version: 1.0  
Content-Type: multipart/alternative;  
boundary="-----=\_NextPart\_000\_0068\_01C40227.5FDDAD80"  
X-Priority: 3  
X-MSMail-Priority: Normal  
X-Mailer: Microsoft Outlook Express 6.00.2800.1158  
X-MimeOLE: Produced By Microsoft MimeOLE V6.00.2800.1165

This is a multi-part message in MIME format.

-----=\_NextPart\_000\_0068\_01C40227.5FDDAD80  
Content-Type: text/plain;  
charset="iso-8859-1"  
Content-Transfer-Encoding: quoted-printable

Hi Sue,

Had a call from Jeremy from Rayjon Pty Ltd today.

He offered me "a couple of thousand" for my campaign. I told him I = appreciated the offer but I was concerned about the public reception to = a developer contribution. He said they have other companies that they = can send the money through.

What do you think?

I'll ring you in the morning.

regards

Greg

=====

Name: hiberfil.sys  
Full Path: MI-05-2552\_OpGRAND[Betts]13102005\P01066-1\_CompagNotebook\C\hiberfil.sys

From: "Greg & Susan Betts" <gsbetts@mail.com>  
To: "sue robbins" <the.robbins@bigpond.com>  
References: <000a01c40dfe\$785b4c40\$1ec907ca@Greg>  
<000901c40f20\$36d1b660\$d8fdfea9@aopen>  
Subject: Re: meet the donors?  
Date: Mon, 22 Mar 2004 09:34:52 +1000  
MIME-Version: 1.0  
Content-Type: multipart/alternative;  
boundary="-----\_NextPart\_000\_002D\_01C40FF0.EDC5AFE0"  
X-Priority: 3  
X-MSMail-Priority: Normal  
X-Mailer: Microsoft Outlook Express 6.00.2800.1158  
X-MIMEOLE: Produced By Microsoft MimeOLE  
V6.00.2800.1.ñ".....ó".165

This is a multi-part message in MIME format.

-----\_NextPart\_000\_002D\_01C40FF0.EDC5AFE0  
Content-Type: text/plain;  
charset="iso-8859-1"  
Content-Transfer-Encoding: quoted-printable

---

Thanks Sue.

----- Original Message -----=20  
From: sue robbins=20  
To: Greg & Susan Betts=20  
Sent: Sunday, March 21, 2004 6:40 PM  
Subject: Re: meet the donors?

Greg

I've already told Chris I don't approve. My suggestion is  
do not =  
attend, I won't be.

Sue Robbins.

----- Origina.ó"..... ò".1 Message -----=20  
From: Greg & Susan Betts=20  
To: sue robbins=20  
Sent: Saturday, March 20, 2004 8:05 AM  
Subject: meet the donors?

Hi Sue,

Something I should have asked you about last night.

Chris mentioned to me yesterday that there is a plan to  
have the =  
candidates meet some of the donors to the fund. Doesn't this

change the =  
fact that it is an anonymous trust account?

I suppose it would be ok if these people were not  
committed yet and =  
therefore te ð".....0+"chnically not confirmed as part of  
the fund. In this case =  
we would never know if they did end up joining or not.  
However, if =  
these people are already in I don't think it is in anyone's  
best =  
interests.

What are your thoughts.

regards

Greg

=====

Name: Unallocated Clusters  
Full Path: MI-05-2552\_OpGRAND[Betts]13102005\PO1066-1\_CompaqNotebook\C\Unallocated Clusters

From: "Greg & Susan Betts" <gsbetts@mail.com>  
To: "Chris Morgan" <chris@quadrant.com.au>  
References:  
<4657977C1BE47640B5B1C4240C717057026056@server.quadrant.local>  
Subject: Re: Next Meeting  
Date: Mon, 22 Dec 2003 13:23:34 +1000  
MIME-Version: 1.0  
Content-Type: multipart/alternative;  
boundary="-----\_NextPart\_000\_0007\_01C3C88E.CCAF2F10"  
X-Priority: 3  
X-MSMail-Priority: Normal  
X-Mailer: Microsoft Outlook Express 6.00.2800.1106  
X-MIMEOLE: Produced By Microsoft MimeOLE V6.00.2800.1106

This is a mulôr.....u..ti-part message in MIME format.

-----\_NextPart\_000\_0007\_01C3C88E.CCAF2F10  
Content-Type: text/plain;  
charset="iso-8859-1"  
Content-Transfer-Encoding: quoted-printable

Thanks Chris, that time is perfect for me.

regards

Greg Betts=20  
----- Original Message -----=20  
From: Chris Morgan=20  
To: greg.betts@division12.org ; lgPforr@hotmail.com ; =  
browe@scc.qld.edu.au ; roxanne\_sco@hotmail.com ;  
rob@timanddave.com=20  
Cc: davles@optusnet.com.au ; the.robbs@bigpond.com.au=20  
Sent: Mo·u.....w·nday, December 22, 2003 11:51 AM  
Subject: Next Meeting

Hi All,

=20

To evaluate your individual requirements, check planning notes and = consider the extent of resources available, the next meeting has been = scheduled for 8.30am Thursday 8 January at Quadrant's offices.

=20

In the event that this timing is inconvenient to anyone, could you =

please email or call me on 0438 789 433.

=20

Best wishes and compliments of the season.

=20

Chris Morgan

=====



Name: Unallocated Clusters  
Full Path: MI-05-2552\_OpGRAND[Betts]13102005\PO1066-1\_CompagNotebook\C\Unallocated Clusters  
From: "Greg & Susan Betts" <gsbetts@mail.com>  
To: "Friends of Burleigh Assoc" <friendsofburleigh@yahoo.com.au>  
Subject: answers to questions  
Date: Wed, 24 Mar 2004 22:48:41 +1000  
MIME-Version: 1.0  
Content-Type: multipart/alternative;  
boundary="-----\_NextPart\_000\_012F\_01C411F2.27A8FAC0"  
X-Priority: 3  
X-MSMail-Priority: Normal  
X-Mailer: Microsoft Outlook Express 6.00.2800.1158  
X-MimeOLE: Produced By Microsoft MimeOLE V6.00.2800.1165

This is a multi-part message in MIME format.

-----\_NextPart , ".....°" , "t\_000\_012F\_01C411F2.27A8FAC0  
Content-Type: text/plain;  
charset="iso-8859-1"  
Content-Transfer-Encoding: quoted-printable

Dear F.O.B.A. committee,

With two more days of campaigning before election day you will hopefully = understand that it is a very busy time for me and I cannot afford the = time to be too elaborate in the answers that I provide. I apologise in = advance for the format of my reply ( i.e. placing my answers within your = paragraphs ) as it is the quickest way that I can do it. °".....À†"· I will colour = my answers in red so that it is easier to read. =20

The Australand development.

There are many things about this development which are blatantly wrong = and illogical.=20 =20

Who told you the Australand development fitted in with the Town Plan? We = believe you have not been given the full story. Perhaps you should have = dug a little deeper on such an important issue to the residents you = would like to represent.

To my understanding, for an application to be passed by CounciliÀ†".....Ð^".l it must = fit within the Town Plan regulations. That is why I believe that it = fits within the Town Plan.

In your email, you say you are "one of .....the 7 in favour of the = Australand 15 storey development."

Does this mean that you agree with council and Australand that it is =

GOOD for Burleigh Heads?=20

The current site is ugly and in need of redevelopment. That would be = good for Burleigh. However, I don't think 15 stories is the best = outcome.

"This will really set the direction of any future development in = Burleigh" Australand (GC Sun, 27/8/2003). You therefore agree with this = statement?=20

This is not true.

Do you agree with the council and Australand that replacing 10 one =

bedroom units with 92 permanent units (1, 2 and 3 bedrooms) will lower =

the traffic? If so, can you explain the logic?

I don't agree with that. =20

Do you agree that more parking spaces should be eliminated so that the =

public footpaths can be widened to allow Australand to offer al fresco = dining? Why isn't the al fresco dining included on their land rather =

than public land? Why do you believe that they should be able to use =

public land?

I don't want to see less car parking spaces on the street.

They =

(Australand) advised me they have complied with the number of car =

parking spaces set by Council within the development for the retail =

parking. I personally like the concept of al fresco dining in our =

climate but not at the expense of public land.

Do you agree that 1 parking space is enough for 2 and 3 bedroom units =

and that it is then ok to cut this back even further by 20%?

What about =

the public parking opposite which will be severely reduced for the =

public? Surely we want more parking spots, not less.

Australand advised me that they have exceeded the amount of car park =

spaces required by Council for the residential section of the =

development. My understanding is that the Council requirement for car =

parking for a two bedroom unit is 1.5 car park

spaces. I believe that =  
this requirement is deficient. My preferred formula would be  
one car =  
park space for every bedroom in the unit.  
Do you know the difference between H7 and H7 (H15) zoning?  
Remember that =  
Australand had to apply for relaxation; it does not have an  
"as of =  
right" to build to 15 storeys.  
My understanding is that H7 is "as of right" to go to 7  
stories. (H15) =  
gives the ability to apply to go to 15 stories if certain  
Council =  
supplied criteria are met.  
Do you agree with them th... "at it is ok to put  
shops in the development =  
even though it is illegal?  
This, I think, is the most difficult question. Shops on the  
ground =  
floor are a good thing. It allows public access to the site  
as compared =  
to the "all residential" sites where the public are not  
welcome. It ads =  
colour and vibrance to the immediate streetscape. However, if  
it is =  
illegal it should not be supported. Which leaves us with the  
problem =  
that there are already shops on the site. What should be done  
if th...ey =  
are illegal - I can't answer that.  
Do you agree with their interpretation of gradation, i.e. that  
they =  
compare its gradation to Surfers Paradise, Broadbeach and  
Coolangatta =  
instead of just the local precinct?  
No. After viewing an aerial photo of the area, it seems to my  
eye that =  
the site in question would be suitable for 7 stories, stepping  
up from =  
the village and on to the higher buildings further north.=20  
Do you agree with the amount of landscaping that has been done  
(well =  
below 0...@-the minimum)?  
When I viewed the artists impressions of the development, I  
must admit =  
that I concentrated on the design of the building and not the  
=  
landscaping. I would assume ( but do not know for certain )  
that =  
Council have requirements for landscaping. The development  
has been =  
passed, so it would meet these requirements. If it doesn't I  
don't =  
support it.  
Can you show us on Australand's plan where there is the  
required 6 =

metres of landscaping between this development and the adjacent property?

No.

Do you agree with council and Australand that it is in the overall public interest? If you do, what do you say about the huge number of signatures against it, the residents who showed up for the rally, the letters submitted to council, the results of the GCB poll and the results of our poll? =20

No. The feedback that I have received is that the residents (including myself) are not in favour of 15 story Buildings in Burleigh. =

There are many more such questions about the development which you perhaps are not aware of. =20

Since you are in favour of the development, we will have to assume that you agree with council and Australand on the above and that you disagree with potentially 98% of the people you hope to represent. Who are you representing; council or the residents?

Residents.

We have been advised that the development doesn't fit in with the Town Plan. Council, Cr Robbins & Cr Drake told us that if they didn't allow it, the developer would take it to court and council would lose. The same people told us that Indigo Blue would only be 15 storeys; it is now 20 storeys. Cr Robbins used the same legal standover tactics with Dr Karen Coates but she wouldn't be intimidated. Dr Coates won. The residents of Division 12 intend doing the same thing.

The point is that residents' wishes and input are being ignored. They want someone to represent them and surely this is what a councillor should do.

I agree that a Councillor is there to represent the residents views.

To answer your statement about insulting anyone's intelligence, our members may have great difficulty believing that this council always does what is best for the residents =20

Australand's 15 storey development is good for  
Burleigh  
a candidate can agree with Australand's development &  
=  
Australand's vision=20

for Burleigh & then say he/she is  
protecting =  
Burleigh's village character.  
=20

How can anyone support it .....; "t the Australand  
development and then say that they =  
are in favour of retaining Burleigh's village atmosphere? Our  
members =  
have made it quite clear that they believe the Australand  
development =  
will kill the village atmosphere.

I would again like to point out that I am not in favour of 15  
stories. =

If we give developers rules to work within and they do so, how  
can we =

argue. What needs to change here is the need for more public  
=

consultation and some amendments made to the Town Plan.

Funding; "..... £"·g.

We believe the voters have a right to know about the funding  
of =

candidates before the election. Will you be releasing your  
funding =  
before the election?

=20

There have been rumours that some candidates may be funded by  
=

developers. We believe that rumours are not fair to the  
candidates and =

that the rumours should be stopped.

=20

Are you being supported by developers? Do you know of any  
candidates =

being supported by developers? If so, which candidates and  
which =

developers?

I believe £"....."·ve that it would be better to change  
the system so that all =

funding for all Candidates is declared before the election.

My wife and =

I have spent thousands of dollars on my campaign and we have  
received =

support from friends and businesses. All the details will be  
supplied =

to the requirements of the law.

Information.

Greg, you accuse us of bias. We disagree; we are providing  
information =

to our members. We disclose all the facts we know so that

members can =  
make up their own minds. =20  
o¥".....À§".

The polls have shown what the residents want. Irene is the  
only =  
candidate who has been fighting for what they want on these  
issues. That =  
is fact and it will be reported as such.

If you intend to fight for the wishes of the residents on  
these proven =  
important issues to the residents, even though you haven't  
done so in =  
the past, then we will certainly let our members know.  
=20

If you want us to send your answers to the above questions to  
our =  
members or if we have said anything above thatÀ§".....Ð®".  
you believe is wrong and =  
needs correcting, please let us know and we will email our  
members =  
accordingly.=20

I have answered these questions to the best of my ability.  
Now I =  
wonder how the other Candidates would have answered these  
questions, or =  
more to the point - if they would have answered at all. Greg

Betts  
Regards,  
FOBA Committee.  
=====