

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller PCP SOLUTIONS DEVELOPMENTS PTY LTD A.C.N. 669 647 447 TRUSTEE UNDER INSTRUMENT 723571118

Property address 3 Knight Road, Westbrook Qld 4350 and Lot 237 Fett Road, Westbrook Qld 4350
(referred to as the “property” in this statement)

Lot on plan description Lot 1 Registered Plan 156485 and Lot 237 Crown Plan A342708

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☐ **Yes**

☒ **No**

*If **Yes**, refer to Part 6 of this statement for additional information*

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue ☐ **Yes** ☒ **No** to affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No**

If Yes, the details of any statutory encumbrances are as follows:

Lot 1 (Knight Road) - Telstra cables traverse through the property. Map outlining the approximate location of cables is attached.

Lot 237 (Fett Road) - Nil

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☒ **Yes** ☐ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):*

Rural

Transport proposals and resumptions The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property. ☐ Yes ☒ No If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. ☐ Yes ☐ No Pool compliance certificate is given. ☐ Yes ☐ No OR Notice of no pool safety certificate is given. ☐ Yes ☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. ☐ Yes ☒ No <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. ☐ Yes ☒ No The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice or order must be given by the seller.</i>
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.** ☐

OR

The property is not rates exempt but no separate assessment of rates ☐ is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	☐ Yes ☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.	☐ Yes
	Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.	☐ Yes ☐ No
	<i>If No</i> — An explanatory statement is given to the buyer that states:	☐ Yes
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.	☐ Yes ☐ No
	<i>If No</i> — An explanatory statement is given to the buyer that states:	☐ Yes
	» a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	
	Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	

Signatures – SELLER

Signed by:
David John Powell, Director
Signature of seller

Signed by:
Karl Christopher Stower
Signature of seller

DAVID JOHN POWELL, Director
Name of seller

KARL CHRISTOPHER STOWER, Director
Name of seller

23/6/2026
Date

26/6/2026
Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Signatures – SELLER

Signed by:

79ADCC2CEF5F449...
Signature of seller

STEVEN GARY STOWER, Director

23/6/2026

Date

ANNEXURE “A”

Residential Tenancy or Rooming Accommodation Agreement	when, was the rent for the premises last increased?
	3 Knight Road, Westbrook 15/05/2026
	Lot 237 Fett Road, Westbrook 12/04/2024

Rates
3 Knight Road, Westbrook – Amount: \$2,324.76 – Date Range: 01/01/2026 to 30/06/2026

Rates
Lot 237 Fetts Road, Westbrook – Amount: \$3,081.04 – Date Range: 01/01/2026 to 30/06/2026



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	15595025	Search Date:	17/06/2026 13:53
Date Title Created:	17/12/1976	Request No:	56553384
Creating Dealing:	602339130		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 156485
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 723571118 30/09/2024

PCP SOLUTIONS DEVELOPMENTS PTY LTD A.C.N. 669 647 447 TRUSTEE
UNDER INSTRUMENT 723571118

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10999094 (POR 58V)
2. MORTGAGE No 723571119 30/09/2024 at 16:24
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
3. MORTGAGE No 724677845 05/02/2026 at 16:29
PCP SOLUTIONS PTY LTD A.C.N. 155 844 161

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

[illegible]

This plan MUST NOT BE FOLDED but may be rolled.

No 38585

156485

Quincun, Beeth, Dawson of Toowoomba
Authorized Surveyor, do hereby solemnly and sincerely declare that I have lawfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights of property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act, 1887-1986"

Quincun
Authorized Surveyor

Made and Signed at Toowoomba this 20th day of October, 1976, before me.

J.M. Connelly, J.P.
Signature of Registrar of Titles or a Magistrate.

Council of the SHIRE of TOOWOOMBA certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1976 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

Dated this 20th day of OCTOBER, 1976

Chairman
Chairman
Town Clerk
Shire Clerk

I, CECIL FEET, as proprietor/s of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s Cecil Feet

Lot	Area	Notes
1	5595	
2	25	
3	26	
4		
5		
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8		
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10		
11		
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13		
14		
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16		
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18		
19		
20		

For Additional Plan & Document Notings Refer to CISP

Lodged by A. C. ROX & ASSOCIATES
BERNAYS & BERNAYS.
SOLICITORS,
TOOWOOMBA.

Fees Payable		Received Registrar of Titles	
Passal fee and Postage	30.00	Journal No.	F259045
Lodgt. & Exam.	30.00	Receipt No.	55240
Entd. on Docs.	20.00		
New Title	20.00		
Entd. on Deeds	4.00		
Photo Fee	2.50		
Total	56.50		
Short Fees Paid			

Colc. Bk. No. 303/124
Examined 7/12/76
Passed 11/12/76
Charged 15/12/76
Allocated 15/12/76

Particulars entered in Register Book Vol. 2482 Folio 26

9 DEC 1976
Registrar of Titles
REGISTRAR OF TITLES

RECEIVED
REG. OF TITLES
12/12/76

memo to Surveyor

20.10.76

156485

REGISTERED PLAN 156485



3 Knight Road, Westbrook, X

Show search results for 3 Knight...

Identify

Identify

Results

Results found: 9

[Clear](#)

Property:

Lot on Plan: RP156485/1

Address: 3 Knight Road

Locality: WESTBROOK

Lot Area (m sq): 164500

TENURE: FH

Zones:

Precinct: 100 ha minimum Precinct

Designation: Rural

13km Wildlife Hazard Buffer Zone.

Overlay: Airport Environs Overlay

Waterways and Wetlands Buffer.

Overlay: Environmental Significance Overlay

Click to add a point

0 0.1 0.2km

7 Meter

R1

KEARNARD STREET

SHOESMITH RD.

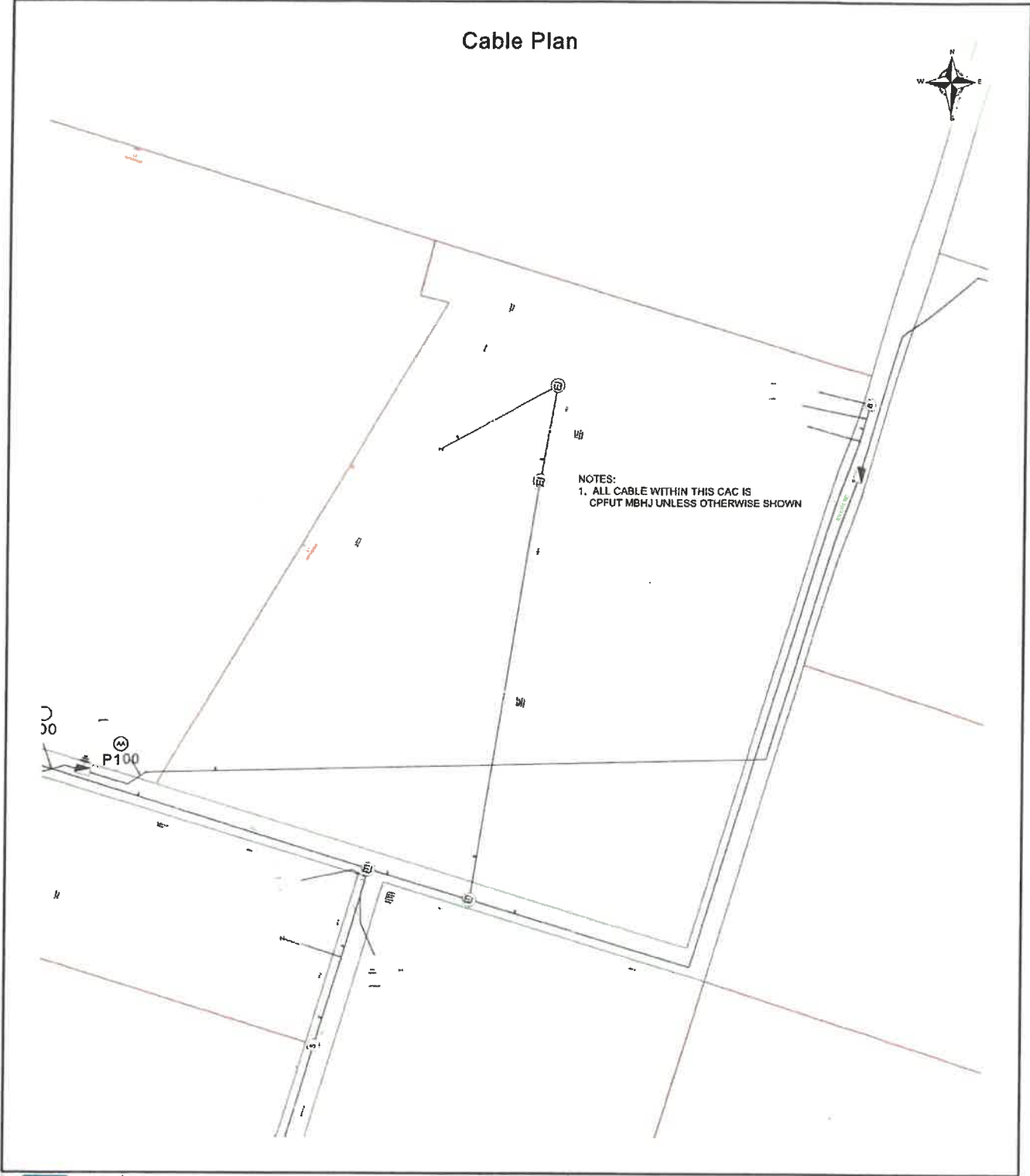
AV. STREET

CHURCH STREET

WILSON STREET

WILSON STREET

WILSON STREET



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 274899449
	Please read Duty of Care prior to any excavating	
TELSTRA LIMITED A.C.N. 086 174 781		
Generated On 22/06/2026 12:33:16		

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51167255 EMR Site Id: 17 June 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP156485
3 KNIGHT RD
WESTBROOK

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	12489028	Search Date:	17/06/2026 13:53
Date Title Created:	23/03/1950	Request No:	56553383
Previous Title:	12112151, 12112152		

ESTATE AND LAND

Estate in Fee Simple

LOT 237 CROWN PLAN A342708
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 723571120 30/09/2024

PCP SOLUTIONS DEVELOPMENTS PTY LTD A.C.N. 669 647 447 TRUSTEE
UNDER INSTRUMENT 723571120

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11139015 (POR 57V)
2. MORTGAGE No 723571121 30/09/2024 at 16:24
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
3. MORTGAGE No 724677844 05/02/2026 at 16:29
PCP SOLUTIONS PTY LTD A.C.N. 155 844 161

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Toowoomba Regional Planning Scheme v28

Rich traditions. Bold ambitions.

237 Fettes Road, Westbrook X

Show search results for 237 Fet.

Identify

Identify

Results

Results found: 8

[Clear](#)

Property.

Lot on Plan: A342708/237

Address: 0 Fettes Road

Locality: WESTBROOK

Lot Area (m sq): 329440

TENURE: FH

Zones.

Precinct: 100 ha minimum Precinct

Designation: Rural

13km Wildlife Hazard Buffer Zone.

Overlay: Airport Environs Overlay

Agricultural Land.

Overlay: Agricultural Land Overlay

Click to add a point

0 0.1 0.2km
293 Meter



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51167256 EMR Site Id: 17 June 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 237 Plan: A342708
FETT RD
WESTBROOK

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Certificate Of Completion

Envelope Id: 9E7683D4-52D5-8FB1-83B1-05026653D92C

Subject: Please Sign on the Document: 'UNSIGNED Sellers Disclosure - Lot 237 Fetts Road and...'

Source Envelope:

Document Pages: 19

Certificate Pages: 5

AutoNav: Enabled

Envelope Stamping: Enabled

Time Zone: (UTC+10:00) Brisbane

Status: Completed

Envelope Originator:

Groom & Lavers

, 4350

info@groomlavers.com.au

IP Address: 54.252.129.68

Record Tracking

Status: Original

23 June 2026 | 14:36

Holder: Groom & Lavers

info@groomlavers.com.au

Location: DocuSign

Signer Events

David John Powell, Director

david@pcpsolutions.com.au

Mr

sdf

Security Level: Email, Account Authentication
(None)

Signature

Signed by:
David John Powell, Director
BC07583B076C455...

Signature Adoption: Pre-selected Style

Using IP Address:

2406:2d40:2539:7f10:91ed:74aa:e628:3116

Timestamp

Sent: 23 June 2026 | 14:41

Viewed: 23 June 2026 | 15:09

Signed: 23 June 2026 | 15:09

Electronic Record and Signature Disclosure:

Accepted: 23 June 2026 | 15:09

ID: ad1aa0de-95b7-482c-95c9-adf0182624c6

KARL CHRISTOPHER JOHN STOWER

karl@pcpsolutions.com.au

Mr

Security Level: Email, Account Authentication
(None)

Signed by:
Karl Christopher John Stower
0CADD54548CF4EE...

Signature Adoption: Drawn on Device

Using IP Address:

2406:2d40:4476:a308:19b1:e83c:f725:b09c

Signed using mobile

Sent: 23 June 2026 | 14:41

Viewed: 26 June 2026 | 05:50

Signed: 26 June 2026 | 05:50

Electronic Record and Signature Disclosure:

Accepted: 26 June 2026 | 05:50

ID: 841aead3-e6d5-44f5-b751-5fdf48e2eae3

Steven Gary Stower

steven@pcpsolutions.com.au

Security Level: Email, Account Authentication
(None)

Signed by:
SG
79ADCC2CE5F449...

Signature Adoption: Drawn on Device

Using IP Address: 2a02:26f7:e480:5704:0:a000:0:3

Signed using mobile

Sent: 23 June 2026 | 14:41

Viewed: 23 June 2026 | 17:46

Signed: 23 June 2026 | 17:47

Electronic Record and Signature Disclosure:

Accepted: 23 June 2026 | 17:46

ID: 02b93428-7f4e-44d7-a342-287bff0186e3

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	23 June 2026 14:41
Certified Delivered	Security Checked	23 June 2026 17:46
Signing Complete	Security Checked	23 June 2026 17:47
Completed	Security Checked	26 June 2026 05:50
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Amanda Boyce (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Amanda Boyce:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: info@groomlavers.com.au

To advise Amanda Boyce of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at info@groomlavers.com.au and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Amanda Boyce

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to info@groomlavers.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Amanda Boyce

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to info@groomlavers.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Amanda Boyce as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Amanda Boyce during the course of your relationship with Amanda Boyce.