

ADAM WATSON

From: ADAM WATSON
Sent: Saturday, 18 July 2026 8:06 PM
To: russell.proutt@gpt.com.au
Cc: Shaine Beveridge; ckakoufas@cbusproperty.com.au; ADAM WATSON; Adam Watson; Attorney General; ninderry@parliament.qld.gov.au
Subject: Formal notice — failure of duty of care, violent incident at Pacific Fair, 17 July 2026 (make sure you notify your insurer)
Attachments: Pacific_Fair_Notice_Adam_Watson.pdf

Dear Mr Proutt and Mr Beveridge and Chris Kakoufas,

Please find attached formal correspondence concerning a serious safety incident at Pacific Fair on 17 July 2026, and the centre's failure to discharge its duty of care to the public on that day.

This matter is documented in Sunlight.Quest's Episode 3 report and accompanying video, which brought it to my attention and is available here:

<https://sunlight.quest/episode-3>

In short: an individual who had earlier threatened one of your own security guards approached and intimidated Mr Konstantin (Kosta) Kondratenko on the premises. He did not engage the man and recorded the interaction only for his own safety. On the account provided to me, a single security officer was on scene and members of the public present were left to step in as the situation escalated. That individual remains permitted to enter the centre, and no exclusion has been issued against him. This is, above all, a failure of the centre's own systems: a shopping centre of this scale should have control-room detection and rapid multi-team response procedures for a violent disturbance, and on 17 July that did not happen. It could readily have ended in a serious stabbing or a death.

The attached letter sets out the incident and the systemic failures in full, and asks the centre to: exclude the individual; preserve and provide the relevant CCTV; provide its incident-response and control-room escalation procedures; notify its public liability insurer of this potential claim; and confirm the protective steps it will take. It also places the centre on notice of intended proceedings, and of my intention — absent a satisfactory response — to notify the centre's owners (the Australian Core Retail Trust and its majority investors, UniSuper and Cbus Property) and to raise the matter with the Queensland Attorney-General and the Commissioner of the Queensland Police Service.

I would be grateful for a written response within fourteen (14) days. I am contactable on 0419 135 888 or by reply to this email.

Yours faithfully,

Adam Watson (he/him/his)

Director

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PO Box 1004 Pacific fair QLD 4218



HAVE A LOVELY DAY