

ADAM WATSON

From: ADAM WATSON
Sent: Saturday, 18 July 2026 8:55 PM
To: 'ckakoufas@cbusproperty.com.au'
Cc: ADAM WATSON; Adam Watson
Subject: Inadequate Security at Pacific Fair Shopping Centre QLD

Dear Chris Kakoufas,

I'd like for you to please personally get involved in this Pacific Fair Shopping Centre bungle by the GPT Group.

I understand that you've got a management agreement with this company but you are the rightful owner of the building and this group is putting the public at risk by not having enough security on standby when a situation arises where violence is imminent.

And this matter happened on the 17th July – it was inexcusable.

There was one security guard standing by while shoppers had to intervene in the violence.

Somebody could have got killed or seriously hurt.

As the building owner you have a duty of care to make sure that your contractors who run the centres provide enough security team and have policies and procedures in place when something like this happens.

As you realise Westfield has a problem in Bondi Junction where there's a coronial investigation where people got stabbed again because the security team did not intervene and protect the public.

We've raised this today with the Attorney General of Queensland and the Police Minister – unfortunately the juveniles in this centre are allowed to be lawless, vape and cause harm to others and security team just stand by and don't do anything about it.

That's why if there's not a proper response to what happened on the 17th and both companies notify their insurer of the claim against the centre and the centre's owners and Directors will be personally liable for this.

We've asked the Attorney General to intervene and QLD Police Minister – for too long this Centre has hardly any security on standby – they don't do anything about the violence, the robberies to shops and the intimidation from these juveniles – we will be taking this up with the Board if you do not act accordingly.

Your team are putting everyday Queenslanders at risk who visit your centre by security guards who do not intervene when there's a problem – they don't remove the juveniles – they let them run across tables, they let them vape, they're allowed to do what they like and get away with it.

We are going to now speak to all the shop owners and get them to join this action against the company and the management team – for too long people have been put in danger by the centre manager and their team being incompetent – there's not enough security on standby, they don't have a rapid response and you can't rely on Queensland QPS to be there quickly – as they have limited numbers of members.

At one stage there was a police presence here at the Shopping Centre all the time and that doesn't happen anymore but it's time for action because if not your insurer is going to have to keep paying massive amounts of claims under the public liability – the manager has been warned about this before and has turned a blind eye to this and speaking to the security team they are not allowed to say or do anything to anybody and there's not enough security on standby.

The Centre Manager has been aware of this and has turned a blind eye so you're on notice – if there's a massive event in this shopping centre where somebody gets killed or stabbed to death or bashed unconscious that you guys have failed your duty of care as

- 1) The owner of the shopping centre
- 2) Not bringing the centre manager to task

This will be discussed at 4BC next week that the Centre Management and Owners of the building turn a blind eye to safety.

I expect a response by you and I expect for you to send me a copy that you've notified your insurer of this claim – we will be sending an email out to everybody that we know who's been affected by violence and intimidation at this shopping centre to join a class action against

- 1) The owners of the building
- 2) The Centre Manager

The Centre Manager has a duty of care to make sure everybody is safe at all times and what they're doing is cutting corners on security – enough is enough.

There's no laws that govern the shopping centre at this stage – we're going to seek the Attorney General to put legislation through the Parliament to make shopping centres have a mandatory 35 security guards on at any time and have legislation that the Centre Manager and the Directors are personally liable if something goes wrong.

As you know you're owned by a publicly listed company and your board will be notified about this inappropriate behaviour of this Centre Management and the Group who run it.

Now you're aware of it – if something goes wrong you will be personally held responsible for this.

You need to convene a meeting with the CEO of the GTP Group and find out what they are doing to stop this violence at this shopping centre because the class action is coming.

I know some of the big retailers have had enough – I know one retailer that was bullied by the Centre Management team and it's been allowed to go on because they are sick of these juveniles in their shops stealing, running riot all the time and there's no security and if there is security they stand there and do nothing.

So every one of your board members will be notified about what has gone on here and they should react accordingly by terminating the management rights of the group.

Because they are not putting the public first, they're putting their profits first and they're putting the public in danger.

And now you're aware of this – you have a responsibility as the CEO of this group to deal with this accordingly – if not you'll find yourself in the Federal Court getting cross examined by the Judge – how would you like it if your family members got hurt, bashed or intimidated and this Centre Manager has been warned so many times and done nothing about it.

So it's time for action.

I wait for your response within 14 days – we'll commence legal proceedings against you, your company, your owners and the group which is the manager.

We'll personally sue the Centre Manager as well.

So be on notice today that you should do something about this as a matter of urgency on Monday morning – you should consider removing the Centre Manager and ordering the new Centre Manager to have multiple security teams on standby and a full management system and response to any situation like this.

Because QPS police can't be relied on to come here quickly.

I wait for your response but if I don't get one we'll commence legal proceedings and I will politicize this really much through 4BC and every outlet around Australia that you have been aware of this violence and done nothing about it – you are the CEO, you have a duty of care under the Corporations Act to act as a correct office holder and a Director.

There is prosecution from ASIC if you don't do something – we will be lodging a formal complaint with ASIC about what's happened here.

So be on notice – this email will be published on Sunlight.Quest so every Queenslander can see what's gone on and what's been asked for – and if you don't do something about it – you'll be held responsible if someone dies at this shopping centre.

Because Directors are personally liable for things like this.

You should automatically terminate the Centre Manager's management rights on Monday morning and make sure you make it a stipulation that if anyone takes over – they have a proper security plan in place and a rapid response group to deal with situations like this.

Kind Regards,

Adam Watson (he/him/his)

Director

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HAVE A LOVELY DAY