

NOTICE OF FILING

Details of Filing

Document Lodged:	Affidavit - Form 59 - Rule 29.02(1)
Court of Filing	FEDERAL COURT OF AUSTRALIA (FCA)
Date of Lodgment:	5/08/2026 11:09:20 AM AEST
Date Accepted for Filing:	5/08/2026 11:39:25 AM AEST
File Number:	QUD492/2026
File Title:	MICHAEL JOE BOTICA & ORS v ADAM WATSON & ORS
Registry:	QUEENSLAND REGISTRY - FEDERAL COURT OF AUSTRALIA



A handwritten signature in blue ink that reads "Sia Lagos". The signature is fluid and cursive, with the first letters of "Sia" and "Lagos" being capitalized and prominent.

Registrar

Important Information

This Notice has been inserted as the first page of the document which has been accepted for electronic filing. It is now taken to be part of that document for the purposes of the proceeding in the Court and contains important information for all parties to that proceeding. It must be included in the document served on each of those parties.

The date of the filing of the document is determined pursuant to the Court's Rules.



Form 59
Rule 29.02(1)

Affidavit

No. of 2026

Federal Court of Australia
District Registry: Queensland
Division: General Division

IN THE MATTER OF PIONEER LAKES PTY LTD ACN 108 681 563

MICHAEL JOE BOTICA and others
Plaintiffs

ADAM WATSON and others
Defendants

Affidavit of: **Scott David Guthrie**
Address: c/- Thomsons, Level 28, One Eagle – Waterfront Brisbane, 1 Eagle Street,
 Brisbane QLD 4000
Occupation: Solicitor and partner of the firm Thomsons
Date: 5 August 2026

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.....
Scott David Guthrie

.....
Witness

Filed on behalf of (name & role of party)

Prepared by (name of person/lawyer)

Law firm (if applicable)

Tel +61 7 3338 7516

Email sguthrie@thomsons.com.au

Michael Joe Botica, Stephen Brian Coleman, John Leslie O'Toole,
Grassland Properties Pty Ltd ACN 106 656 802, Jomist Developments
Pty Ltd ACN 104 650 526, Plaintiffs

Scott David Guthrie

Thomsons

Fax 07 3338 7599

Address for service
(include state and postcode)

c/- Thomsons
Level 28, One Eagle – Waterfront Brisbane
1 Eagle Street
BRISBANE QLD 4000

[Version 3 form approved 02/05/2019]

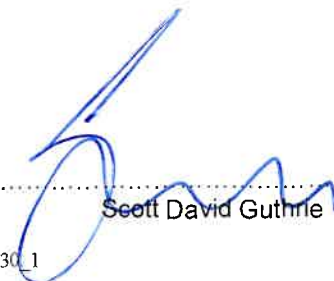
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I, Scott David Guthrie, solicitor and partner of the firm Thomsons, affirm:

1. I am a partner of Thomsons, the solicitors for the Plaintiffs. I have care and conduct of this matter on behalf of the Plaintiffs.
2. Unless otherwise stated:
 - (a) a reference to "us", "we" or "our" is a reference to Thomsons;
 - (b) the facts and matters set out in this affidavit are within my own knowledge and professional experience and I believe them to be true;
 - (c) where I refer to information supplied by others, the source of the information is identified and based upon my review of the files and documents maintained by Thomsons in the ordinary course of business related to the matter;
 - (d) the facts and matters derived from other sources are true to the best of my knowledge and belief.

Correspondence with Aaron Adam

3. Exhibited at **SDG-1** is a true copy of an email chain between me and Aaron Adam on 3 August 2026 (**Mr Adam**) of Shelf Co Pty Ltd:
 - (a) by which I requested:
 - (i) all and any correspondence between Mr Adam and Mr Watson concerning lodgement of the Form 484; and
 - (ii) to the extent that those documents do not make it evident, articulation of the basis upon which Mr Adam satisfied himself that Mr Watson had authority to request Mr Adam to lodge documents purportedly on behalf of the Pioneer Lakes changing the details of the Pioneer Lakes register maintained by ASIC.



 Scott David Guthrie



 Witness

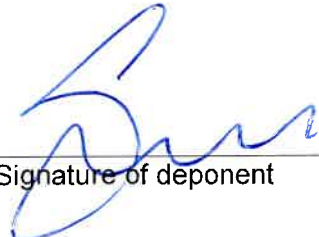
- (b) by which Mr Adam responded "*I have forwarded your request to provide documentation to Adam Watson. I have not had a response as yet*", but provided no documents and did not articulate the basis on which Mr Adam satisfied himself of Mr Adam's capacity to authorise the lodgement of documents with ASIC.

Correspondence with Chrisjan Thomson

4. On 2 August 2026, I sent an email to Chrisjan Thomson (**Mr Thomson**) at the Commonwealth Bank requesting that the Commonwealth Bank confirm that, until further notice, it will not permit any further dealings with Pioneer Lakes' accounts. Exhibited at **SDG-2** is a true copy of my email to Mr Thomson
5. On 3 August 2026, I spoke to Mr Thomson at the Commonwealth Bank and was informed by Mr Thomson that:
- (a) Mr Thomson and the Commonwealth Bank had put a block on all the accounts of Pioneer Lakes Pty Ltd ACN 108 681 563 and the Mastercard;
 - (b) the Commonwealth Bank would be launching an investigation internally as well;
 - (c) I would provide the Commonwealth Bank with a copy of any order made by the Federal Court.

Affirmed by the deponent
at Brisbane
in Queensland
on 5 August 2026
Before me:

)
)
)
)
)


Signature of deponent



Signature of witness

Heath William David Cruden
Australian Legal Practitioner

Thomsons
Level 28, One Eagle – Waterfront Brisbane
1 Eagle Street
BRISBANE QLD 4000

No. of 2026

Federal Court of Australia
District Registry: Queensland
Division: General Division

IN THE MATTER OF PIONEER LAKES PTY LTD ACN 108 681 563

MICHAEL JOE BOTICA and others

Plaintiffs

ADAM WATSON and others

Defendants

ANNEXURE CERTIFICATE

This is the document referred to as “SDG-1” in the Affidavit of Scott David Guthrie affirmed at Brisbane on 5 August 2026.



Scott David Guthrie

Witness

Filed on behalf of (name & role of party)	Michael Joe Botica, Stephen Brian Coleman, John Leslie		
Prepared by (name of person/lawyer)	O'Toole, Grassland Properties Pty Ltd ACN 106 656 802,		
Law firm (if applicable)	Jomist Developments Pty Ltd ACN 104 650 526, Plaintiffs		
	Scott David Guthrie		
	Thomsons		
Tel	+61 7 3338 7516	Fax	07 3338 7599
Email	sguthrie@thomsons.com.au		
Address for service	c/- Thomsons		
(include state and postcode)	Level 28, One Eagle – Waterfront Brisbane		
	1 Eagle Street		
	BRISBANE QLD 4000		

From: Guthrie, Scott
Sent: Monday, 3 August 2026 3:47 PM
To: Aaron Adam
Cc: Cruden, Heath
Subject: RE: Fraudulent Form 484 [T-LEGAL.FID4868453]

Dear Mr Adam,

We asked for documents in your possession, not those that might be in the possession of Mr Watson.

We also asked you to articulate the basis upon which you satisfied yourself that Mr Watson had authority to request you to lodge documents purportedly on behalf of the Company changing the details of the Company register maintained by ASIC. That is not a question Mr Watson can answer.

Your refusal to answer our simple and reasonable queries is noted.

Regards

Scott Guthrie
Partner



From: Aaron Adam <Aaron.adam@shelfco.com.au>
Sent: Monday, 3 August 2026 3:40 PM
To: Guthrie, Scott <sguthrie@thomsons.com.au>
Cc: Cruden, Heath <HCruden@thomsons.com.au>
Subject: RE: Fraudulent Form 484 [T-LEGAL.FID4868453]

Hello Scott

I have forwarded your request to provide documentation to Adam Watson. I have not had a response as yet.

Kind Regards

Aaron ADAM
Managing Director

SHELF
COMPANIES
AUSTRALIA

COMPANIES · TRUSTS · SUPER

Unit 4 Level 1, 2 Richardson Street, West Perth 6005 | PO Box 600 West Perth WA 6872
Phone: 1800 978 678 | www.shelfco.com

Please note that from the 1 November 2021 **ALL** Directors of Companies will be required to have a Directors Identification Number which is obtainable through the Australian Business Registry Services website.
Please see the links below for further information and how and when to apply for the Directors Identification Number.

<https://www.abrs.gov.au/director-identification-number/who-needs-apply-and-when>
<https://www.abrs.gov.au/director-identification-number/apply-director-identification-number>

Shelf Companies Australia Pty Ltd ABN 16 130 848 047. Unintended Recipient: Please note that this e-mail with its attachments is confidential and may be subject to legal privilege. If it is not intended for you please notify us immediately, destroy it and do not copy, disclose or use it in any way.

Disclaimer: Any views expressed in this message (or attached files) are those of the individual sender, except where the message clearly states otherwise and the sender is authorised to state them to be the views of Shelf Companies Australia Pty Ltd.

From: Guthrie, Scott <sguthrie@thomsons.com.au>
Sent: Monday, 3 August 2026 1:24 PM
To: Aaron Adam <aaron.adam@shelfco.com.au>
Cc: Cruden, Heath <HCruden@thomsons.com.au>
Subject: RE: Fraudulent Form 484 [T-LEGAL.FID4868453]

[Confidential]

Dear Mr Adam,

Do you intend (noting your professional standing as a lodgement agent) to respond to our very simple queries, or not?

Regards

Scott Guthrie
Partner

	T +61 7 3338 7516
	M +61 421 369 861
	E sguthrie@thomsons.com.au
	Level 28, One Eagle – Waterfront Brisbane, 1 Eagle Street, Brisbane QLD 4000
	thomsons.com.au

From: Guthrie, Scott
Sent: Monday, 3 August 2026 12:39 PM
To: 'Aaron Adam' <aaron.adam@shelfco.com.au>
Cc: Cruden, Heath <HCruden@thomsons.com.au>
Subject: Fraudulent Form 484 [T-LEGAL.FID4868453]
Importance: High

Dear Mr Adam,

We now act on behalf of the actual directors and shareholders of Pioneer Lakes Pty Ltd (**Company**). For the avoidance of doubt, Mr Watson had no authority (legal or otherwise) to effect changes to the Company register.

We refer to the email exchange below.

Please provide to us urgently and **by no later than 1:00pm AWST**:

- (a) all and any correspondence between you and Mr Watson concerning lodgement of the Form 484; and
- (b) to the extent that those documents do not make it evident, please articulate the basis upon which you satisfied yourself that Mr Watson had authority to request you to lodge documents purportedly on behalf of the Company changing the details of the Company register maintained by ASIC.

All of our clients' rights are reserved.

Regards

Scott Guthrie
Partner



From: Aaron Adam <aaron.adam@shelfco.com.au>
Sent: Wednesday, 29 July 2026 1:31 PM
To: Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>
Cc: Ursula McKenzie <ursula.mckenzie@jomist.com.au>; meridanone@gmail.com; John O'Toole <john@colemandrainage.com.au>; Steve Coleman <steve@colemandrainage.com.au>
Subject: Re: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Hi Lloyd

We took the instructions based on Adam Watson nominating himself as an appointed Director of the company. As such he is able to sign the ASIC form 484 as an appointed or continuing Director.

Kind Regards

Aaron ADAM
Managing Director
Shelf Companies Australia
Unit 4 Level 1, 2 Richardson Street, West Perth 6005 | PO Box 600 West Perth WA 6872
Phone: 1800 978 678 | shelfco.com

29 July 2026 11:23:50 am Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>:

Thank you Aaron,

While I acknowledge that Adam Watson gave the instructions, we are trying to ascertain on what authority you took those instructions from Adam.

Noting that prior to the changes being effected, Adam Watson was not a director, shareholder or any other person capable of executing an instrument of transfer for Pioneer Lakes Pty Ltd.

Kind regards,

Lloyd Stanger
Director



McKays NQ Pty Ltd ABN 85 604 643 709

34 Wood Street, Mackay Qld 4740 Australia
PO Box 37, Mackay Qld 4740 Australia
P (07) 4963 0855 E lstanger@mckayslaw.com

www.mckayslaw.com

Transferring money?
Always call and verify BEFORE you pay



> Due to recent fraudulent activity affecting the legal industry, if you are asked to deposit sums of money into an account, please contact us on a known number to confirm these instructions.

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To view our Disclaimer, Privacy and Credit Management Policy please click [here](#).

> Don't put off your estate planning any longer. Click [here](#) to make a start with a free guide to the issues you need to consider.

From: Aaron Adam <aaron.adam@shelfco.com.au>

Sent: Wednesday, 29 July 2026 1:13 PM

To: Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>

Cc: Ursula McKenzie <ursula.mckenzie@jomist.com.au>; meridanone@gmail.com; John O'Toole <john@colemandrainage.com.au>; Steve Coleman <steve@colemandrainage.com.au>

Subject: Re: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Hi Lloyd

I am happy to provide you with a copy should Adam Watson, as the person who gave us instructions, request us to do so. He obviously will have a copy as well so you could request from him direct.

Kind Regards

Aaron ADAM

Managing Director

Shelf Companies Australia

Unit 4 Level 1, 2 Richardson Street, West Perth 6005 | PO Box 600 West Perth WA 6872

Phone: 1800 978 678 | shelfco.com

29 July 2026 11:05:12 am Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>:

Hi Aaron,

Please provide us with a duly executed Form you have relied on?

Kind regards,

Lloyd Stanger

Director

McKays
Solicitors Unique Focus

McKays NQ Pty Ltd ABN 85 604 643 709

34 Wood Street, Mackay Qld 4740 Australia

PO Box 37, Mackay Qld 4740 Australia

P (07) 4963 0855 E lstanger@mckayslaw.com

www.mckayslaw.com

Transferring money?
Always call and verify BEFORE you pay



> Due to recent fraudulent activity affecting the legal industry, if you are asked to deposit sums of money into an account, please contact us on a known number to confirm these instructions.

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To view our Disclaimer, Privacy and Credit Management Policy please click [here](#).

> Don't put off your estate planning any longer. Click [here](#) to make a start with a free guide to the issues you need to consider.

From: Aaron Adam <aaron.adam@shelfco.com.au>

Sent: Wednesday, 29 July 2026 1:02 PM

To: Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>

Cc: Ursula McKenzie <ursula.mckenzie@jomist.com.au>; meridanone@gmail.com; John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>

Subject: Re: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Hello Lloyd

ASIC's Agent agreement requires us to have a duly executed Form prior to lodgement. This form was provided.

As mentioned below in my reply to Ursula a Form 106 cannot be electronically lodged, it must be mailed to ASIC with the wet signature of a Director, Secretary or Liquidator on the form.

Kind Regards

Aaron ADAM

Managing Director

Shelf Companies Australia

Unit 4 Level 1, 2 Richardson Street, West Perth 6005 | PO Box 600 West Perth WA 6872

Phone: 1800 978 678 | shelfco.com

29 July 2026 10:45:56 am Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>:

Dear Aaron,

There is no executed share transfer form or other duly signed instrument of transfer supporting the change that you have implemented to Pioneer Lakes Pty Ltd (at least any instrument executed by our clients as the former directors and shareholder of the Company). As you should be aware, s 1071B(2) of the *Corporations Act 2001* (Cth) provides that a company must only register a transfer of shares if a **proper instrument** of transfer has been delivered to the company. The ASIC Form 484 process is a notification mechanism and does not itself constitute an instrument of transfer nor does it require the proper instrument to be imaged but as an ASIC agent the instrument is required before the changes can be affected.

In the absence of a duly executed transfer instrument, there is a question as to whether the change to the directors and shareholders was validly completed.

Accordingly, we request that you take immediate steps to correct the ASIC record, including by lodging a Form 106 to withdraw or rectify the notification, pending production of a properly executed share transfer, and supporting corporate documentation.

Please confirm by 5pm today the basis upon which the shareholder change was lodged and the steps you propose to take to rectify the position.

Our client reserves their rights in all respects.

Kind regards,

Lloyd Stanger
Director



McKays NQ Pty Ltd ABN 85 604 643 709

34 Wood Street, Mackay Qld 4740 Australia
PO Box 37, Mackay Qld 4740 Australia
P (07) 4963 0855 E lstanger@mckayslaw.com

www.mckayslaw.com



> Due to recent fraudulent activity affecting the legal industry, if you are asked to deposit sums of money into an account, please contact us on a known number to confirm these instructions.

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To view our Disclaimer, Privacy and Credit Management Policy please click [here](#).

> Don't put off your estate planning any longer. Click [here](#) to make a start with a free guide to the issues you need to consider.

From: Aaron Adam <aaron.adam@shelfco.com.au>

Sent: Wednesday, 29 July 2026 10:45 AM

To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Cc: ADAM WATSON <adam@adamwatson.au>; info@adamwatson.com.au; meridanone@gmail.com; John O'Toole <john@colemandrainage.com.au>; Steve Coleman <steve@colemandrainage.com.au>; Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>

Subject: Re: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Hello Ursula

We have not heard from Adam Watson at this stage.

In relation to the Form 106, I advise that it is not able to be lodged electronically. We would need to email the form to Adam, if and when we receive his instructions, so he can sign and mail to ASIC for their review and actioning.

This is an ASIC requirement, not something we are imposing at our end.

Kind Regards

Aaron ADAM
Managing Director
Shelf Companies Australia
Unit 4 Level 1, 2 Richardson Street, West Perth 6005 | PO Box 600 West Perth WA 6872
Phone: 1800 978 678 | shelfco.com

29 July 2026 7:16:11 am Ursula McKenzie <ursula.mckenzie@iomist.com.au>:

Hi Aaron,
Following on from our conversation yesterday you will have received the attached letter from our Lawyers.
We have asked Adam Watson to instruct you to immediately lodge a Form 106 to withdraw the attached fraudulent Form 484 which you lodged 14th July 2026.
If you have not heard from Adam please attempt to contact him and if you are unsuccessful please let us know.
We need this to be resolved today.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au
Phone: 0487 771420
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754



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www.pioneerlakes.com.au

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#####

Federal Court of Australia
District Registry: Queensland
Division: General Division

IN THE MATTER OF PIONEER LAKES PTY LTD ACN 108 681 563

MICHAEL JOE BOTICA and others

Plaintiffs

ADAM WATSON and others

Defendants

ANNEXURE CERTIFICATE

This is the document referred to as “SDG-2” in the Affidavit of Scott David Guthrie affirmed at Brisbane on 5 August 2026.



Scott David Guthrie

Witness

Filed on behalf of (name & role of party)	Michael Joe Botica, Stephen Brian Coleman, John Leslie
Prepared by (name of person/lawyer)	O'Toole, Grassland Properties Pty Ltd ACN 106 656 802,
Law firm (if applicable)	Jomist Developments Pty Ltd ACN 104 650 526, Plaintiffs
Tel	Scott David Guthrie
	Thomsons
Email	sguthrie@thomsons.com.au
	c/- Thomsons
	Level 28, One Eagle – Waterfront Brisbane
Address for service	1 Eagle Street
(include state and postcode)	BRISBANE QLD 4000

From: Guthrie, Scott
Sent: Sunday, 2 August 2026 2:50 PM
To: Ursula McKenzie; Chrisjan Thomson
Cc: meridanone@gmail.com; John O'Toole; Steve Coleman; Maya Coleman; Cruden, Heath
Subject: RE: Pioneer Lakes Settlement Monday 13th July 2026 - Has turned into a case of fraud

Dear Chrisjan,

We act for Pioneer Lakes Pty Ltd (**Company**) and its legally appointed directors and shareholders.

We are instructed:

- (a) That on or about 3 July 2026 and without any authority or consent, Mr Adam Watson purported to remove our clients as directors and shareholders of the Company such that an ASIC search now wrongly records Mr Watson as the Company's sole director; and both he and his corporate interests as shareholders;
- (b) That Mr Watson had no legal or contractual right to alter the ASIC register in that (or any) way. An agreement entered into with Mr Watson and his shareholding entities to acquire the controlling interests of the Company has not settled – and may never do so;
- (c) To immediately apply to the Federal Court of Australia to restrain any further dealing by Mr Watson or his shareholding entities with the assets of the Company. We are proceeding with a view to have that application heard on Tuesday, 4 August 2026.

We will notify you once those proceedings are instituted and of any orders made.

In the interim, please confirm that until further notice, the Commonwealth Bank of Australia will not permit any further dealings with the Company's account(s).

We await hearing further from you.

Regards

Scott Guthrie
Partner

Thomsons

T +61 7 3338 7516
M +61 421 369 861
E sguthrie@thomsons.com.au
Level 28, One Eagle – Waterfront Brisbane, 1 Eagle Street, Brisbane QLD 4000
thomsons.com.au

From: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Sent: Sunday, 2 August 2026 2:11 PM
To: Chrisjan Thomson <chrisjan.thomson@cba.com.au>
Cc: Guthrie, Scott <sguthrie@thomsons.com.au>; meridanone@gmail.com; John O'Toole <john@colemandrainage.com.au>; Steve Coleman <steve@colemandrainage.com.au>; Maya Coleman <info@jomist.com.au>
Subject: FW: Pioneer Lakes Settlement Monday 13th July 2026 - Has turned into a case of fraud

Hi Chrisjan,

Further to our phone call last week letting you know that a fraudulent ASIC form 484 had been lodged appointing Adam Watson as sole Director of Pioneer Lakes Pty Ltd and entities he controls as 100% shareholders we need your urgent help with the following:-

Late on Friday afternoon 31st July 2026 there were two unauthorised transactions on the Pioneer Lakes number 2 account XXX7697

\$4,000 withdrawn at branch 48 Martin Place Sydney

\$320 transferred to account XXX6523 app wa.

Mike Botica and I both individually phoned the CBA today and unsuccessfully tried to freeze the Pioneer lakes accounts.

We have both been told that Adam Watson now controls that account and that we cannot freeze it.

I am not sure if he has also taken the #1 account (there is only \$300 in there and of course he could have opened up other accounts that we are not aware of.

Our fear is that Adam will convince his investors to deposit money and he will then immediately withdraw the funds and disappear.

We have engaged Scott Guthrie of Thomsons (included in this email) and we will be filing injunctions with the Court as soon as possible.

In the meantime is there anything you can do to at least slow Adam Watson down until we can get the Courts involved?

Attached is some of the correspondence in relation to the Fraud.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420

Website: www.pioneerlakes.com.au

Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes

RESIDENTIAL COMMUNITY

www.pioneerlakes.com.au

From: Chrisjan Thomson <chrisjan.thomson@cba.com.au>

Sent: Wednesday, 15 July 2026 1:38 PM

To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Subject: RE: Pioneer Lakes Settlement Monday 13th July 2026

[CBA Information Classification: Customer and Personal]

Hi Ursula,

Thank you for the update.

Keep in touch regarding any updates.

Kind regards



Chrisjan Thomson

Relationship Executive
Commercial Banking QLD North
Level 6, Foundation Place
8 Market Lane, Maroochydore, QLD, 4558

Mobile: 0473 981 124

Email: chrisjan.thomson@cba.com.au

Our purpose: Building a brighter future for all.

CommBank acknowledges the Traditional Owners of the lands across Australia as the continuing custodians of Country and Culture.

We pay our respect to First Nations peoples and their Elders, past and present.



[CBA information handling guidelines can be found on our web site: commbank.com.au/DataClass]

From: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Sent: Wednesday, 15 July 2026 12:28 PM

To: Chrisjan Thomson <chrisjan.thomson@cba.com.au>

Subject: FW: Pioneer Lakes Settlement Monday 13th July 2026

 **EXTERNAL EMAIL:** Do not click links or open any attachments unless you trust the sender and know the content is safe. 

Hi Chrisjan,
Nothing is going to happen today, I will keep in touch.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420

Website: www.pioneerlakes.com.au



Pioneer Lakes
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www.pioneerlakes.com.au

From: Ursula McKenzie
Sent: Monday, 13 July 2026 8:23 AM
To: Chrisjan Thomson <chrisjan.thomson@cba.com.au>
Subject: RE: Pioneer Lakes Settlement Monday 13th July 2026

Hi Chrisjan,
Adam has once again postponed.
He is now saying 1pm Wednesday 15th July.
I am sorry to do this to you.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au
Phone: 0487 771420
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes
RESIDENTIAL COMMUNITY
www.pioneerlakes.com.au

From: Ursula McKenzie
Sent: Friday, 10 July 2026 10:33 AM
To: 'Chrisjan Thomson' <chrisjan.thomson@cba.com.au>
Cc: ADAM WATSON <adam@adamwatson.au>; meridanone@gmail.com; John O'Toole <john@colemandrairage.com.au>; Steve Coleman <steve@colemandrairage.com.au>; Maya Coleman <info@jomist.com.au>; Lloyd Stanger | McKays Solicitors <lstanger@mckayslaw.com>
Subject: RE: Pioneer Lakes Settlement Monday 13th July 2026

Hi Chrisjan,
Adam is with me at the moment and he assures me the settlement will happen on Monday.

Can we please rebook for 12.30pm on Monday at the Sunshine Plaza CBA branch.

The funds will be coming from a NAB account.

On the day we would like to organise the transfer to Jomist and Grasslands from the Pioneer Lakes account and then do the following bank account changes:-

Please let us know if one, two or three Pioneer Lakes Directors need to be there to facilitate this. (I will be there)

Thanks for your help

1. CBA Bank Accounts to have signatories changed:-

Pioneer Lakes No 1 Account 06 4724 10253081 – to Close

Signatories: John, Steve, Mike, Deb.

Pioneer Lakes No 2 Account 06 4420 10677697

Signatories: John, Steve, Mike, Deb, Ursula, Maya – **New Signatories**

Pioneer Lakes Capital Growth Account 06 4420 11180631

Signatories: John, Steve, Mike, Deb. – **New Signatories**

Pioneer Valley Services Pty Ltd Account 06 4420 10745485

Signatories: John, Steve, Mike, Deb, Ursula, Maya – **New Signatories**

2. CBA Credit Cards

Pioneer Lakes Pty Ltd Corporate Charge Card - Old cards cancelled – new cards issued

Facility # 5550 0590 010 6129

Individual Cards issued to John, Steve, Mike

Pioneer Valley Services Business Credit Card - to close

Facility # 5353 1718 0024 1888

In Mike Botica's name only

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420

Website: www.pioneerlakes.com.au

Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes
RESIDENTIAL COMMUNITY
www.pioneerlakes.com.au

From: Chrisjan Thomson <chrisjan.thomson@cba.com.au>

Sent: Thursday, 25 June 2026 3:08 PM

To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>; ADAM WATSON <adam@adamwatson.au>

Subject: RE: Pioneer Lakes

[CBA Information Classification: Customer and Personal]

Hi Adam,

I have spoken to the branch staff and have locked us in for 1:30pm next Tuesday.

I tried to give you call. Can you confirm if funds are coming from a CBA account as I need to let our fraud team know so the transfer is not blocked.

[@Ursula McKenzie](#), let me know if 1:30pm works for you and the other?

Kind regards



Chrisjan Thomson

Relationship Executive
Commercial Banking QLD North
Level 6, Foundation Place
8 Market Lane, Maroochydore, QLD, 4558

Mobile: 0473 981 124

Email: chrisjan.thomson@cba.com.au

Our purpose: Building a brighter future for all.

CommBank acknowledges the Traditional Owners of the lands across Australia as the continuing custodians of Country and Culture.

We pay our respect to First Nations peoples and their Elders, past and present.



[CBA information handling guidelines can be found on our web site: commbank.com.au/DataClass]

From: Ben Paine <Ben.Paine@cba.com.au>

Sent: Thursday, 25 June 2026 11:55 AM

To: ADAM WATSON <adam@adamwatson.au>

Cc: Ursula McKenzie <ursula.mckenzie@jomist.com.au>; Chrisjan Thomson <chrisjan.thomson@cba.com.au>

Subject: RE: Pioneer Lakes - designs, builder, financing, etc

[CBA Information Classification: Customer and Personal]

Thanks for the update, Adam.

I have cc'd my colleague Chrisjan who is handling the release settlement for Ursula and the team.

Regards
Ben



Benjamin Paine
Origination and Emerging Corporate

Commercial Banking QLD
Level 6, Foundation Place, 8 Market Lane, Maroochydore QLD 4558

Mobile 0466 460 034
Email ben.paine@cba.com.au

[CBA information handling guidelines can be found on our web site: commbank.com.au/DataClass]
m.au/DataClass]

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