

## Transcript of Intercepted Telecommunication

<b>Warrant No:</b> G00322/01/00	<b>Operation:</b> DASHA
<b>Call date/time:</b> 02/06/2016 09:06:21	<b>Transcribed by:</b> [REDACTED]
<b>Session No:</b> 10493	
<b>Proofed by:</b> [REDACTED]	<b>Date:</b> 23 March 2018

### MAGUIRE TO HAWATT

**MAGUIRE**                      **DARYL MAGUIRE**  
**HAWATT**                      **MICHAEL HAWATT**

HAWATT:                      Hey Daryl.

MAGUIRE:                      Hey mate how you going?

HAWATT:                      Good how are you?

MAGUIRE:                      Yeah good I can't complain.

HAWATT:                      Oh that's good, that's good.

MAGUIRE:                      You've been busy?

HAWATT:                      Yeah I have actually. I – I just spoke to Charlie this morning –

MAGUIRE:                      Yep.

HAWATT:                      - he was on his way spo - I was supposed to be catching up with him yesterday  
 some guy he stuffed up everything so he couldn't make it.

MAGUIRE:                      As they do.

HAWATT:                      So I spoke to him briefly he said yes he wants to – he- he knows he's gonna  
 respond to Country Garden today in regards to their calls.

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MAGUIRE: Yep good.

HAWATT: And he spoke to me that – he said you called him spoke to him. I said look we need to you know work out something before we start moving forward with it. So –

MAGUIRE: Yeah.

HAWATT: - him and I are going to catch up tomorrow afternoon.

MAGUIRE: Mm.

HAWATT: I'm not sure whether you – you wanna catch up with us or you wanna leave it (INAUDIBLE) –

MAGUIRE: Oh no I won't – I won't be here –

HAWATT: (INAUDIBLE) okay.

MAGUIRE: I – I'm going to meet him next week because I want some of those packages that – that he's got.

HAWATT: Yeah, okay.

MAGUIRE: I've got – I've got another client that has given me orders for three particular properties.

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HAWATT: Ah ha okay (INAUDIBLE) –

MAGUIRE: So – so – so I need to do that. Now the – the big Queensland one that you’ve got.

HAWATT: Yep.

MAGUIRE: What – you – you said you sent it to me right. You said you’ve sent it to me with the attachments.

HAWATT: Yeah I did.

MAGUIRE: But I can't bloody (INAUDIBLE) –

HAWATT: I'll sent it again – I'll send it again.

MAGUIRE: (INAUDIBLE) just hold on – hold on. Michael – Michael – Michael, Gold Coast –

HAWATT: Yeah that's right.

MAGUIRE: I did send with two attachments, hold one. I've got site, the only things I can see is the sites that you've give me in Miranda feasibility, Waldron Road –

HAWATT: Chester Hill.

MAGUIRE: Anselm Street, Strathfield. And then it says I did send a DA with two attachments, Michael. Here we go, 'Hi Daryl' n – now there is no attachments to it, so I'm just

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looking at the email *'Hi Daryl, I have developer friend on Gold Coast who has a DA approved site Southport (UNINTELLIGIBLE)'*. So you went on with it, but –

HAWATT: Yep.

MAGUIRE: - and then you said you sent me the attachments ah they're – they're definitely not there mate.

HAWATT: Okay look I'll do it again –

MAGUIRE: Yeah.

HAWATT: - 'cause it's got the DA approval, it's got everything on it.

MAGUIRE: Well that – that's what I need the whole package. So what I want to do is this –

HAWATT: And h – and how about the one I've got with me for Parramatta the high-rise with Charlie (INAUDIBLE) –

MAGUIRE: Yeah (UNINTELLIGIBLE) well I'm – yes –

HAWATT: (INAUDIBLE) for you actually.

MAGUIRE: Yeah ah well that's – that's what I need. So what I want from – from you and from Charlie is just one copy of each of the thing because the Parramatta one actually interested my mate. So what I – what I want to be able to have here is – is some of those folders so once Country Garden says yes no whatever we can then move on

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because I – I've got have half a dozen people –

HAWATT: (INAUDIBLE)

MAGUIRE: - that are always – they're always seeking stuff.

HAWATT: Yeah.

MAGUIRE: So – so from my perspective look the – you – you – you figure out with Charlie Country Garden are – are talking to me about the future –

HAWATT: Yep.

MAGUIRE: - and without saying anything –

HAWATT: Yeah – yeah.

MAGUIRE: - about – about the future in the country and they're –

HAWATT: Yeah.

MAGUIRE: - wanting to dig into the next hundred years.

HAWATT: Yep.

MAGUIRE: I said to them look boys, you know, I'm not here forever –

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HAWATT: Yep.

MAGUIRE: - and – and I got a few connections around the place –

HAWATT: Yeah.

MAGUIRE: - how's about you – you – well they actually asked me would you consider taking on a role and I said well yes I would. So that's why we're meeting – that's why I'm meeting this afternoon and I'm talking you know, well just pay a retainer and – and then if I go to work will you pay me a couple of grand a day or something – something like that, which is the thinking.

HAWATT: Yep.

MAGUIRE: And – and I think they're happy at that.

HAWATT: Yep.

MAGUIRE: Which is okay I've got a company that I can put things through which is legal, which is you know which is complying with the rules.

HAWATT: Right.

MAGUIRE: I - I never would not comply with the rules so we – I'm just re-doing all that now and structuring it so that – and I'm- I'm settling some property and doing things that I need to declare anyway –

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HAWATT: Yeah.

MAGUIRE: - because of the – the structure of my superannuation we’re – we’re changing it all. So my – my position is this is that if Country Garden decides that they want a strategic policy engagement director well I’m it and they can pay my company. But the work has to be done by some others at lengths or at arms lengths without - some of the work has to be done at arms length –

HAWATT: Yep – yep – yep.

MAGUIRE: - so – so that’s where I rely on you.

HAWATT: Yep.

MAGUIRE: To take – to take them to planning and people like that because you can do that.

HAWATT: Yeah.

MAGUIRE: In return what we do is those things that I place, that you put me onto with Charlie and others you negotiate the dollars and cents –

HAWATT: Yep.

MAGUIRE: - and you and I – you and I can share that okay?

HAWATT: Okay that’s alright that’s good.

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MAGUIRE: So –

HAWATT: I'll do that –

MAGUIRE: (INAUDIBLE)

HAWATT: - so what I've going to do then tomorrow afternoon I'll work that out – that part of it out -

MAGUIRE: Yeah – yep.

HAWATT: And then I'll start putting the whole things together correctly alright.

MAGUIRE: That's right. So – so – so you – so you and I will share that –

HAWATT: Yep.

MAGUIRE: - so that it – it works two ways. I need someone to go and to do some – some door openings and lobby work and whatever I can make all the appointments and do all that, but it needs you to go and take them -

HAWATT: Yep.

MAGUIRE: - to talk through the planning issues and do all that and because you're well known you know you – you can talk to planning, you can talk to those people and do a legitimate job.

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HAWATT: Yep.

MAGUIRE: And then the ones that I need to do I will take him by the hand and make sure that happens.

HAWATT: Yep – yep.

MAGUIRE: But sometimes there's - particularly ones that, you now, need somebody a good friend to look after it.

HAWATT: Yep – yeah.

MAGUIRE: And – and then with Charlie's stuff because – because you and I have made the introduction to Country Garden and – and these others –

HAWATT: Yeah.

MAGUIRE: I've got the Malaysians, the guys that are building Green Square –

HAWATT: Yep.

MAGUIRE: - you know the guys? You know –

HAWATT: Yeah – yeah – yeah – yeah – yep.

MAGUIRE: - there the ones – well they're the ones I want to talk to about Surfers Paradise.

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HAWATT: Okay.

MAGUIRE: So – so I know the guy. And also there are a couple of other big companies that – that we can talk to as well as my friend Simon who’s got uncles in Shenzhen and he’s got three projects on the go that – that – that he wants. And he’s looking at yours now – he – and they’re doing a bit of – a few numbers on them.

HAWATT: Alright excellent (INAUDIBLE) –

MAGUIRE: Hm?

HAWATT: Okay excellent so w – when – when do you want me to give you the – the – this – the Parramatta one ‘cause I – the one that Charlie gave me the big – the big catalogue (UNINTELLIGIBLE) –

MAGUIRE: Well I – I don’t want you to come all the way into town to do that, because I – I’ve – I’ve got a – I’ve got a hectic day –

HAWATT: Yeah.

MAGUIRE: - but Charlie’s coming to see me next – we’re going to try and meet n –

HAWATT: Next week he told me yeah – yep -

MAGUIRE: Yeah next Wednesday –

HAWATT: (INAUDIBLE) yeah.

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MAGUIRE: - so if Charlie brings that with him – for – if you see him in between time he brings it next Wednesday.

HAWATT: Yep.

MAGUIRE: I will leave you to talk to – to talk to Charlie about what rates you –

HAWATT: Yeah (INAUDIBLE) okay I'll – I'll – I'll work it out tomorrow with him , I'm meeting up with him tomorrow.

MAGUIRE: You work something right.

HAWATT: Yeah and (UNINTELLIGIBLE) in the mean time I'll bring everything as much as what I've – what I've got and put it together and – and –

MAGUIRE: That's good. That's it.

HAWATT: - (INAUDIBLE) alright?

MAGUIRE: Yep – yep. Because – because I've got I've got more chance of opening the door to our friends than you have.

HAWATT: Yeah – yeah.

MAGUIRE: And – and they're always talking to me, I'm the first por – port of call.

HAWATT: Yeah.

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MAGUIRE: And we've got such a big network now. Now remember this in China we – we are opening the Australia Business Trade Centre in Shen – in Shanghai in the free trade zone.

HAWATT: Yeah.

MAGUIRE: Now the reason for that is the launching pad for both Australian businesses and the Chinese businesses.

HAWATT: Yep.

MAGUIRE: Now I'm opening that in October I want to be able to put things like Parramatta and others up there –

HAWATT: Yep.

MAGUIRE: - so that we go direct.

HAWATT: Yep.

MAGUIRE: That's the plan.

HAWATT: That will be good.

MAGUIRE: That's why – well that's why people like Joe and Charlie are important. Now with Joseph's project –

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HAWATT: Yep.

MAGUIRE: - they're getting close to perhaps making an offer. It's probably not exactly what they want, but I think that they'll do it because it is rather iconic it's got everything that's needed –

HAWATT: Yep.

MAGUIRE: The only – the only issue they will have and you need to think long and hard about this is all of the retail area they don't want. So they want to sell it off or do something with it. They don't want to touch it, they only want the residential. So there's a big opportunity for the ground floors to be flipped out in any project that we put to them.

HAWATT: Yeah okay so commercial –

MAGUIRE: Right.

HAWATT: - they're not interested in?

MAGUIRE: Yeah.

HAWATT: (INAUDIBLE) commercial by the sounds of it.

MAGUIRE: That's right. I've got a bloke by the name of Richard Somerville I'm going to talk to them about him today. He went through the Westfield – he's – he's – he was brought up through Westfield.

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HAWATT:               Yep.

MAGUIRE:             He – he knows all about leasing, supermarkets all that stuff, knows everybody. And I'm going to say to them why don't you flick it to him and let him manage that for you.

HAWATT:             Well to – to – the way I look at it all the comm – it's funny you know the commercial ones are probably the important ones for superfunds –

MAGUIRE:             Yes I know.

HAWATT:             - (INAUDIBLE) because they're – because all they're interested in is getting rents and – and income back –

MAGUIRE:             Yep.

HAWATT:             - to the superfund. So all commercials, 'cause I know Robert (UNINTELLIGIBLE) the guy on the Gold Coast he owns this massive shopping center at Byron Bay and – and he's – and he got into partnership with the (UNINTELLIGIBLE) superfund who were interested again in the rental returns and – and that's why he set up this trust and looking at selling shares and – and then that's stage one, stage two he's looking at putting up sort of – sort of buildings above shopping centre as well. But those people are more interested in commercial so it sounds like the - the commercial component will go very well with all this trust fund and I got a few – few trust funds that may be interested as well.

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MAGUIRE: Right so – so have a think about it okay.

HAWATT: Yeah – yeah.

MAGUIRE: That – that’s the key. Now Joe’s got the same problem and Joe’s saying oh look you can get rid of that straight away. So – so he’s – he’s capable of doing his own thing.

HAWATT: Yep.

MAGUIRE: So – so I don’t want to get too much out there, I don’t want too much information out in the market place if you know what I mean.

HAWATT: No – no, of course (INAUDIBLE) –

MAGUIRE: Yeah Joe’s, yeah, yeah Joe’s a great mate yeah –

HAWATT: Oh look what we do from now on everything – whatever we do is got to be confidential. What – whatever you and I talk about it will just be you and me talk about that (INAUDIBLE) –

MAGUIRE: That’s right.

HAWATT: - and that’s the end of it after that, right.

MAGUIRE: Yeah.

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HAWATT: (INAUDIBLE)

MAGUIRE: So – so – so we’ve got – we’ve got a company – I mean you’ve got a – you’ve got a real estate slash license that you can charge fees and things with too haven’t you?

HAWATT: I got my – well I’ve got me nephew who’s got it he never uses it. I can – I can take that on as well so it’s not a – it’s not a problem (UNINTELLIGIBLE).

MAGUIRE: Yeah so – so that’s okay. I mean my company – my – my company is Maguire Trading –

HAWATT: Yeah.

MAGUIRE: - so it can issue – it can issue invoices, it pays tax it does everything I (INAUDIBLE) –

HAWATT: I mean I’ve got a company called Ozsecure anyway as well so that –

MAGUIRE: Same thing okay.

HAWATT: (INAUDIBLE) we can do that, yeah.

MAGUIRE: But you don’t want to go – you don’t want it going through separate hands so (INAUDIBLE) –

HAWATT: No – no look what – what I’ll do if we need a real estate I can organize that I got – I’ve got –

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MAGUIRE: Well my young – my young bloke is a license real estate agent too.

HAWATT: (INAUDIBLE)

MAGUIRE: Oh yeah he's licensed real estate auctioneer, valuer, he's got a whole heap of stuff –

HAWATT: Oh good –

MAGUIRE: - (INAUDIBLE) to do. He doesn't use it he – he – I think (INAUDIBLE) –

HAWATT: Well my nephew doesn't use it either, it's the same, and he's a valuer, I got a valuer as well he does corporate valuations he's (INAUDIBLE) local valuations –

MAGUIRE: Alright so – so –

HAWATT: - there's a lot of people we can call upon if we need to.

MAGUIRE: Yep – yep so ear to the ground. Have a think about the commercial aspect I will look after the door opening, so – so I can look after that think about the Shanghai connection and then I need in my office here the booklets for what's available and what's not with a bit more background yeah – yeah and then we go from there –

HAWATT: So – the – the – when is that on October is it your, is the official opening?

MAGUIRE: October, between the first and the seventh we're opening in Shanghai.

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HAWATT: The first and the seventh, so you're inviting business people to be attending I presume?

MAGUIRE: Yes – yes we will.

HAWATT: Alright then just so we can distribute that invitation out to other people that we know as well (INAUDIBLE) –

MAGUIRE: Yeah – yeah mm.

HAWATT: Alright.

MAGUIRE: That's the idea.

HAWATT: Alright (INAUDIBLE) good.

MAGUIRE: Alright mate.

HAWATT: Alright I'll – I'll – look I'll keep informed I'll get those information we're gonna catch up with Charlie tomorrow and then we'll take it from there –

MAGUIRE: Alright well I'll see Country Garden this afternoon so hopefully Charlie's been talking to Tim –

HAWATT: No he – he said he'll call him this morning, he said he'll be calling them this morning.

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MAGUIRE: Yeah because Tim – Tim was sweating on him yesterday.

HAWATT: Yeah – yeah, yep alright –

MAGUIRE: Alright mate.

HAWATT: Okay thanks Daryl –

MAGUIRE: I'll talk (INAUDIBLE) bye –

HAWATT: Bye.

CALL ENDS