



LIST OF TRANSACTIONS

Page 5 of 1

Branch

Haymarket NSW

Shortname

ALPNSWBRFC3041CO1

Account Identification Number

[REDACTED]9231

Type of Account

Business Transaction

Account Currency

AUD

Transactions Begin 01NOV2016**Transactions End** 12MAY2016

Date	Transaction Detail	Debit	Credit	Balance
05JUL2016	[REDACTED]			
		550.00		107,337.18
05JUL2016	[REDACTED]			
		550.00		107,887.18
05JUL2016	[REDACTED]			
		3,432.00		108,437.18
05JUL2016	[REDACTED]			
		14,025.00		111,869.18
05JUL2016	[REDACTED]			
		3,750.00		125,894.18
05JUL2016	[REDACTED]			
		1,069.30		129,644.18
01JUL2016	[REDACTED]			
		1,800.00		130,713.48
01JUL2016	[REDACTED]			
		320.00		132,513.48
01JUL2016	[REDACTED]			
			6,200.00	132,833.48
01JUL2016	[REDACTED]			
		5,000.00		126,633.48
01JUL2016	[REDACTED]			
		5,000.00		131,633.48
01JUL2016	[REDACTED]			
			1.31	136,633.48
30JUN2016	[REDACTED]			
			480.00	136,632.17
30JUN2016	[REDACTED]			
			5,000.00	136,152.17
30JUN2016	[REDACTED]			
			240.00	131,152.17

Total Debits 140,803.44**Total Credits** 33,698.35



LIST OF TRANSACTIONS

Page 7 of 1

Branch Haymarket NSW **Shortname** ALPNSWBRFC3041CO1
Account Identification Number [REDACTED]9231 **Type of Account** Business Transaction
Account Currency AUD
Transactions Begin 01NOV2016 **Transactions End** 12MAY2016

Date	Transaction Detail	Debit	Credit	Balance
24JUN2016	Chq Dep Branch 116 Burwood Rd		33,000.00	95,264.78
24JUN2016	[REDACTED]	1,100.00		62,264.78
24JUN2016	[REDACTED]	220.00		63,364.78
24JUN2016	[REDACTED]	1,320.00		63,584.78
24JUN2016	[REDACTED]	31,020.00		64,904.78
24JUN2016	[REDACTED]	5,643.00		95,924.78
23JUN2016	Chq Dep Branch 116 Burwood Rd		41,800.00	101,567.78
23JUN2016	[REDACTED]	1,592.80		59,767.78
23JUN2016	[REDACTED]	6,200.00		61,360.58
22JUN2016	[REDACTED]		4,750.00	67,560.58
22JUN2016	[REDACTED]		13,276.25	62,810.58
22JUN2016	[REDACTED]	1,919.50		49,534.33
21JUN2016	[REDACTED]		15,320.00	51,453.83
21JUN2016	[REDACTED]		5,000.00	36,133.83
Total Debits	201,228.85	Total Credits	193,902.10	



LIST OF TRANSACTIONS

Page 1 of 1

Branch Haymarket NSW
Shortname ALPNSWBRFC3041CO1
Account Identification Number [REDACTED] 9231
Type of Account Business Transaction

Account Currency

AUD

Transactions Begin 01NOV2016**Transactions End** 12MAY2016

Date	Transaction Detail	Debit	Credit	Balance
14JUN2016	[REDACTED]			
14JUN2016	[REDACTED]		600.00	124,619.66
14JUN2016	[REDACTED]		600.00	124,019.66
14JUN2016	[REDACTED]		1,200.00	123,419.66
14JUN2016	Chq Dep Branch 116 Burwood Rd		15,000.00	122,219.66
14JUN2016	Chq Dep Branch 116 Burwood Rd		20,000.00	107,219.66
14JUN2016	Chq Dep Branch 116 Burwood Rd		15,000.00	87,219.66
10JUN2016	[REDACTED]	2.50		72,219.66
10JUN2016	[REDACTED]		300.00	72,222.16
10JUN2016	[REDACTED]		2,400.00	71,922.16
10JUN2016	[REDACTED]		360.00	69,522.16
10JUN2016	[REDACTED]	240.56		69,162.16
10JUN2016	[REDACTED]		240.56	69,402.72
10JUN2016	[REDACTED]	240.56		69,162.16
09JUN2016	[REDACTED]		360.00	69,402.72

Total Debits 323,708.36**Total Credits** 278,472.72

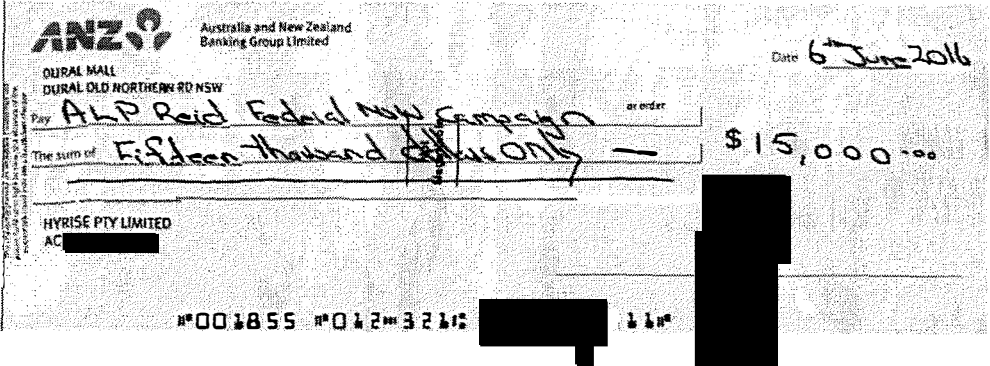
ITEM 1

COMPLIANCE FN487510

FASTTRACK: 4841264

Transaction Items					
Processing Type	Channel	Receipt Number	Event Creation Date	Collecting BSB	
Publish	Standard Branch	P606144117061	15/06/2016	062319	
Component Type	Transaction Amount	Balancing Amount	CR/DR	Description	
Cheque	\$15,000.00		\$15,000.00 DR		
VoucherProof	\$15,000.00		\$0.00 CR		
Processing Type	Channel	Receipt Number	Event Creation Date	Collecting BSB	
					Transfer Funds

Payment & Component Details		Contract View	
Display Mode:	<input checked="" type="radio"/> Concise <input type="radio"/> Complete		
Account Number:	[REDACTED] 1311	Serial Number:	001855
CR / DR:	DR	Posting Date:	14/06/2016 12:00:00 AM
Transaction Amount:	\$15,000.00	Input Tran Code:	803
Cash:	\$15,000.00		
Cheques:	\$0.00		
No. Cheques:	0		



ANZ Australia and New Zealand Banking Group Limited

DURAL MALL
DURAL OLD NORTHERN RD NSW

Date: 6th June 2016

Pay ALP Reid Federal NSW Campaign or order

The sum of Fifteen thousand dollars ONLY \$15,000.00

HYRISE PTY LIMITED
AC [REDACTED]

#001855 #012321 [REDACTED]

Voucher Information

Posting Date: 14/06/2016

Amount: \$15000.00 DR

Account No: [REDACTED] 1311

Cheque Sr No/Biller Code: 001855

DRN: 238552035792

Collecting BSB: 062319

[Zoom:](#)

[Flip Image](#)

ITEM 2

COMPLIANCE FN487510

FASTTRACK: 4841264

Transaction Items						
Processing Type	Channel	Receipt Number	Event Creation Date	Collecting BSB		
Publish	Standard Branch	P606144117059	15/05/2016	062319		
Component Type	Transaction Amount	Balancing Amount	CR/DR	Description		
Cheque	\$20,000.00		\$20,000.00 DR			
VoucherProof	\$20,000.00		\$0.00 CR			
Processing Type	Channel	Receipt Number	Event Creation Date	Collecting BSB		

Transfer Funds

Payment Component Details - Concise View			
Display Mode:	<input checked="" type="radio"/> Concise	<input type="radio"/> Complete	
Account Number:	██████████ 7547	Serial Number:	001365
CR / DR:	DR	Posting Date:	14/06/2016 12:00:00 AM
Transaction Amount:	\$20,000.00	Input Tran Code:	803
Cash:	\$20,000.00		
Cheques:	\$0.00		
No. Cheques:	0		

ANZ Australia and New Zealand Banking Group Limited

Ryde Top Ryde Shopping Centre
Blaxland Rd NSW

Date: 7th June 2016

Pay ALP NSW Acid Federal Campaign

The sum of Twenty thousand dollars ONLY \$ 20,000.00

BALLYFORE ENGINEERING & EXCAVATIONS P/L
ACN: ██████████

001365 ██████████ 7547

Voucher Information

Posting Date: 14/06/2016

Amount: \$20000.00 DR

Account No: ██████████ 7547

Cheque Sr No/Biller Code: 001365

DRN: 238552035790

Collecting BSB: 062319

ITEM 3

COMPLIANCE FN487510

FASTTRACK: 4841264

Processing Type	Channel	Receipt Number	Event Creation Date	Collecting BSB
Publish	Standard Branch	P606144117057	15/06/2016	062319
Component Type	Transaction Amount	Balancing Amount	CR/DR	Description
Cheque	\$15,000.00		\$15,000.00 DR	
VoucherProof	\$15,000.00		\$0.00 CR	

Payment Component Details - Global View

Display Mode: Concise Complete

Account Number: [REDACTED] 2985 Serial Number: 200304

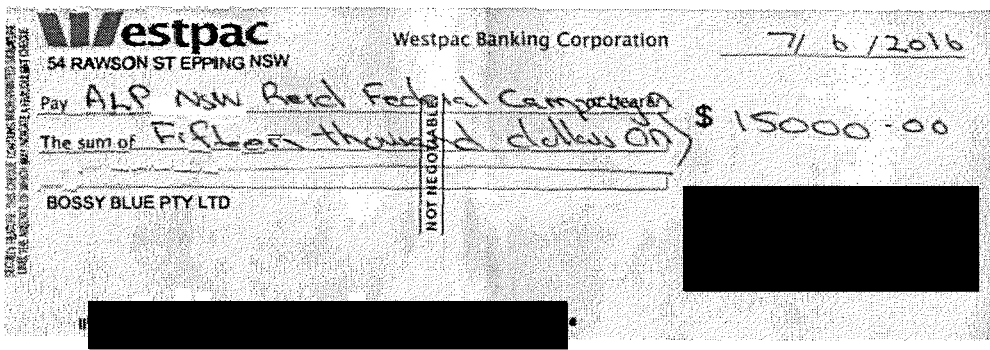
CR / DR: DR Posting Date: 14/06/2016 12:00:00 AM

Transaction Amount: \$15,000.00 Input Tran Code: 803

Cash: \$15,000.00

Cheques: \$0.00

No. Cheques: 0



Westpac Westpac Banking Corporation

54 RAWSON ST EPPING NSW

Pay *ALP NSW Rural Fedral Campground*

The sum of *Five thousand dollars only* \$ 15000.00

7/6/2016

BOSSY BLUE PTY LTD

NOT NEGOTIABLE

Voucher Information

Posting Date: 14/06/2016

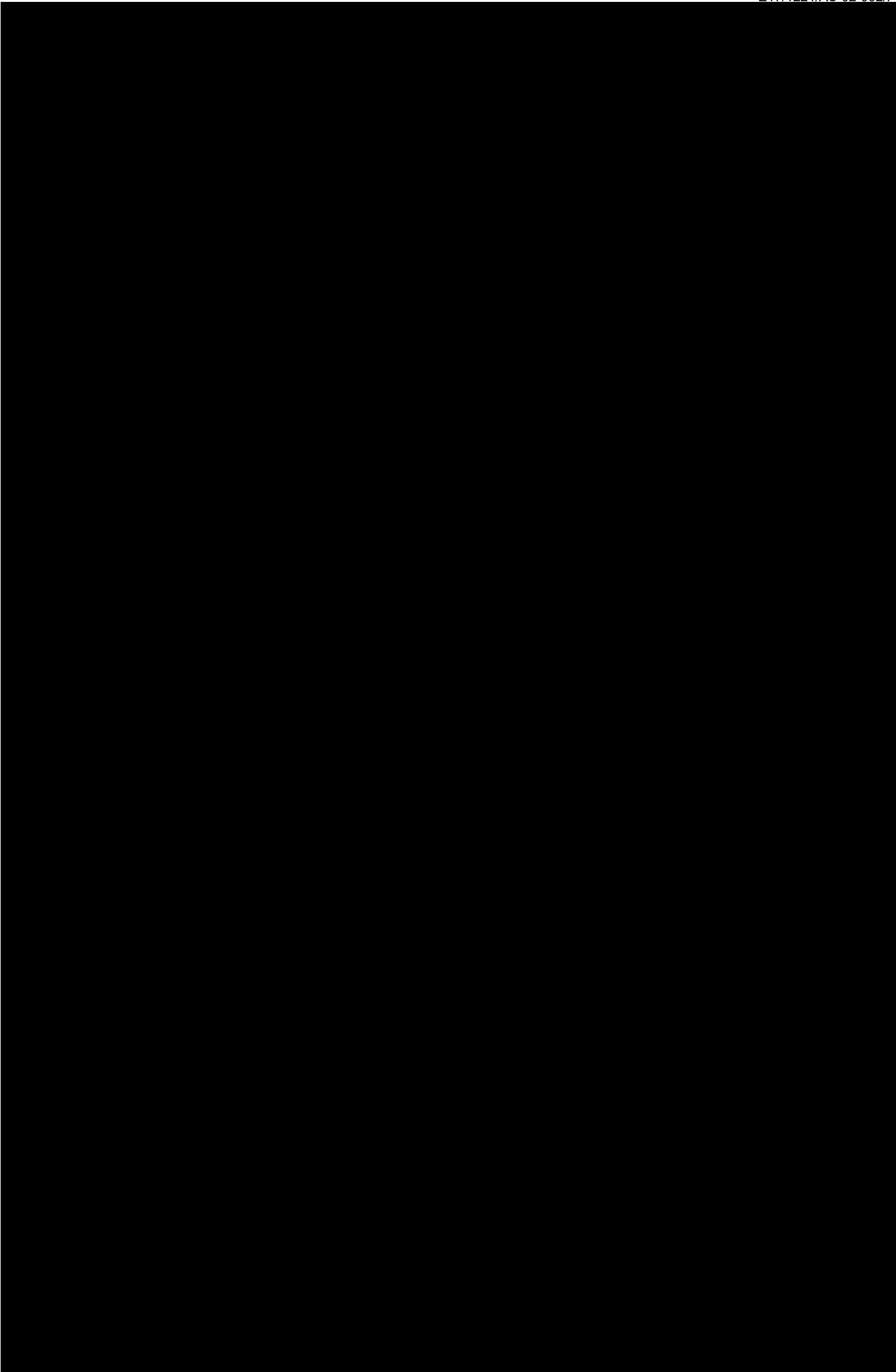
Amount: \$ [REDACTED] DR

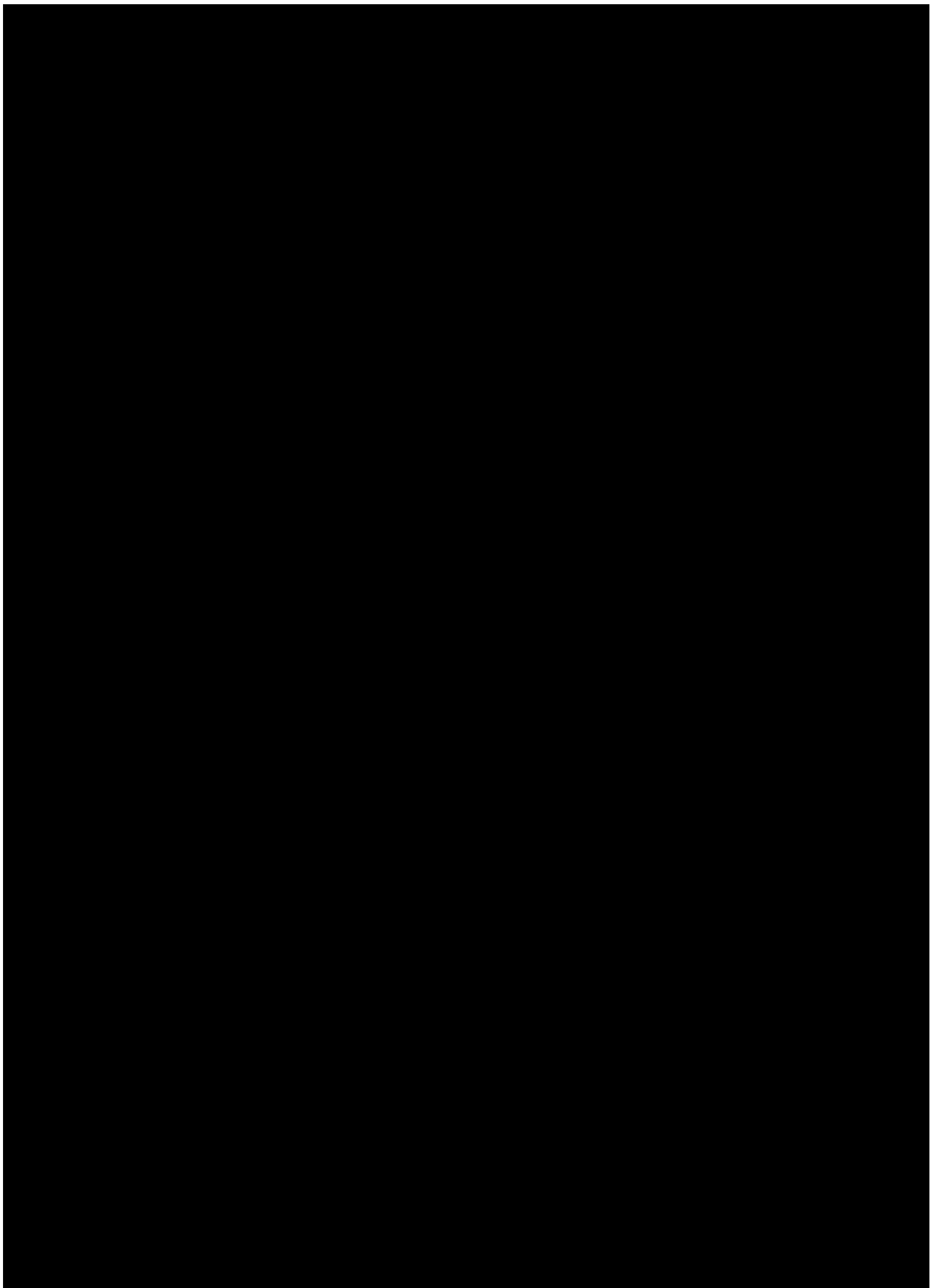
Account No: [REDACTED] 2985


Cheque Sr No/Biller Code: 200304

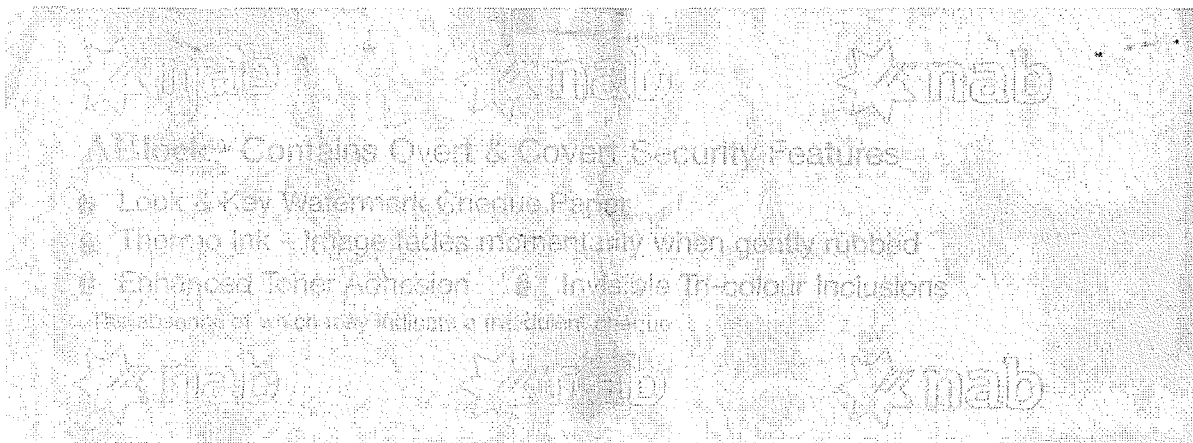
DRN: 236552035796

Collecting BSB: 062319





 National Australia Bank Limited Financial Service Centre Inner West 85 - 95 Marrickville Rd Marrickville NSW		001461 Date 1 / 6 / 2016
Pay <u>Al P WSCW Reisd Federal Campaign</u> the sum of <u>one thousand two hundred</u> <u>dollars</u>	\$ 1200.00	[REDACTED]
THE TRIULCIO FAMILY TRUST	[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]



Posting Date	23/06/2016
Amount	\$1,200.00
BSB	082356
Account No.	[REDACTED] 8181
S/No./BillerCode	001461
ExAUX Dom/CRN	
DRN	238552647893
Entry No.	764
Batch No.	3779
Box No.	
Tray No.	0
Seq No.	0
Update Flag	
Adjust Reason	0

nab National Australia Bank Limited
 Financial Service Centre Inner West
 85 - 95 Marrickville Rd Marrickville NSW

Date 11/6/2016

001459

Pay ALP NSW Reid Federal Campaign \$ 10 000.00
 the sum of Ten thousand dollars
 or bearer

THE TRIULCIO FAMILY TRUST

NOT NEGOTIABLE

⑈ [REDACTED] ⑈ 8181 ⑈

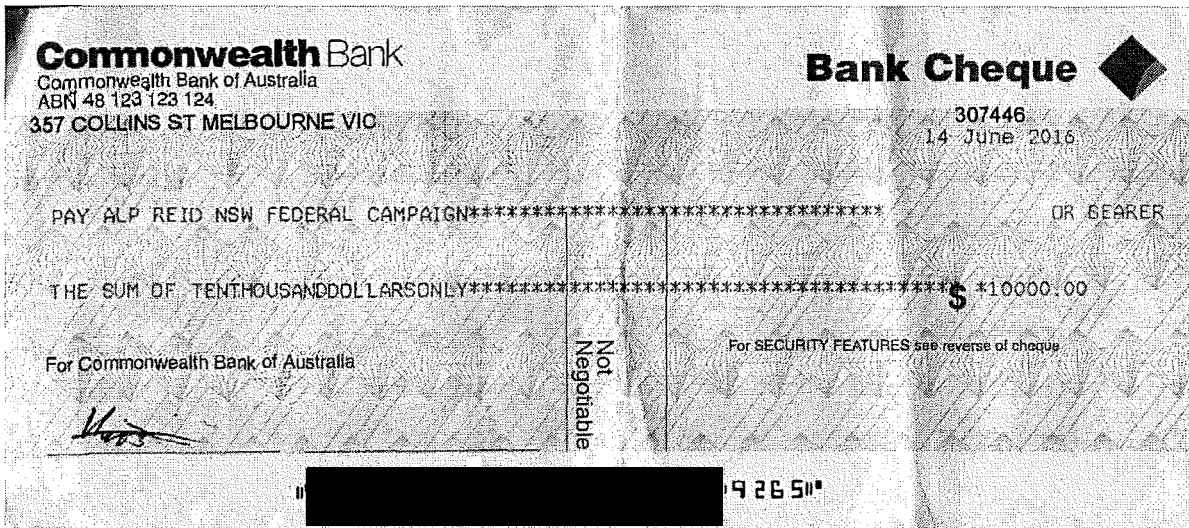
nab **nab** **nab**

70 90

Lock & Key
 Thermo Ink - Image fades momentarily when gently rubbed
 Enhanced Toner Adhesion
 Invisible Tri-colour inclusions

nab **nab** **nab**

Posting Date	23/06/2016
Amount	\$10,000.00
BSB	082356
Account No.	[REDACTED] 8181
S/No./BillerCode	001459
ExAUX Dom/CRN	
DRN	238552647897
Entry No.	764
Batch No.	3779
Box No.	
Tray No.	0
Seq No.	0
Update Flag	
Adjust Reason	0



Posting Date 24/06/2016
 Amount \$10,000.00
 BSB 063978
 Account No. [REDACTED] 9265
 S/No./BillerCode 307446
 ExAUX Dom/CRN
 DRN 238552056518
 Entry No. 183
 Batch No. 3781
 Box No.
 Tray No. 0
 Seq No. 0

[Redacted]

From: [Redacted]
Sent: Wednesday, 3 January 2018 12:50 PM
To: [Redacted]
Subject: RE: E17-1221-AS-02-002 NOTICE TO ATTEND AND PRODUCE DOCUMENTS for CBA due 29-NOV-17 - Our Ref. 487510 [DLM=Sensitive]

Hi [Redacted],

Bank cheque number 307446 from CBA Account [Redacted] 9265 for \$10,000.00 was purchased by XIAO SHI MA from account 062133 [Redacted] 5275.

Withdrawal from [Redacted] 5275 was for \$10,015.00, \$15.00 extra was for fee.

Our file has now been closed. Should you require additional information and documentation, please submit a new request.

Kind Regards,



[Redacted]
Team Member – Compliance Investigations
Group Operations | Enterprise Services
31 Birnie Avenue
Lidcombe NSW 2141

Phone [Redacted]
Email [Redacted]



Our vision is to excel at securing and enhancing the financial wellbeing of people, businesses and communities.

From: [Redacted]
Sent: Thursday, 21 December 2017 2:44 PM
To: [Redacted]
Subject: RE: E17-1221-AS-02-002 NOTICE TO ATTEND AND PRODUCE DOCUMENTS for CBA due 29-NOV-17 - Our Ref. 487510 [DLM=Sensitive]
Importance: High

Hi Grant,

On page 40 (of 56) could you kindly specify how the bank cheque was purchased: bank cheque number 307446 from CBA Account [Redacted] 9265 for \$10,000.

Could you kindly respond as a matter of urgency.

Regards,

[REDACTED] | Senior Forensic Accountant
NSW Independent Commission Against Corruption
Level 7, 255 Elizabeth Street Sydney NSW 2000 | GPO Box 500 Sydney NSW 2001
tel: 8281 [REDACTED] | fax: 9264 5364 | web: www.icac.nsw.gov.au

From: xx OPC Compliance (Syd) [<mailto:OPCComplianceSyd@cba.com.au>]
Sent: Monday, 4 December 2017 3:02 PM
To: [REDACTED]
Subject: FW: E17-1221-AS-02-002 NOTICE TO ATTEND AND PRODUCE DOCUMENTS for CBA due 29-NOV-17 [DLM=Sensitive] - Our Ref. 487510
Importance: High

Hi [REDACTED],

I refer to your request dated 21/11/2017 and now attach the following documentation, as requested:-

1. Copies of Account Opening forms;
2. Copies of bank statements/transaction listings, covering the requested period. Please note that there are no other transactions for the requested period other than those transactions listed ;
3. Trace Details for 9 specified items.

Our file has now been closed. Should you require additional information and documentation, please submit a new request.

Regards,

Grant Austen
Team Member – Compliance Services
Group Operations
31 Birnie Avenue
Lidcombe NSW 2141

Phone [REDACTED]
Email [REDACTED]

Our vision is to excel at securing and enhancing the financial wellbeing of people, businesses and communities.

From: [REDACTED]

Sent: Tuesday, 21 November 2017 12:55 PM
To: xx OPC Compliance (Syd) <OPCComplianceSyd@cba.com.au>
Subject: E17-1221-AS-02-002 NOTICE TO ATTEND AND PRODUCE DOCUMENTS for CBA due 29-NOV-17
[DLM=Sensitive]
Importance: High

To the Proper Officer,

Please find attached* a Notice to Attend and Produce Documents.

Kindly note that the requested documents are to produced by 10:00AM 29 November 2017. You do not need to attend in person to serve the documents.

Feel free to contact me if you have any queries.

Regards,

██████████ Senior Forensic Accountant
NSW Independent Commission Against Corruption
Level 7, 255 Elizabeth Street Sydney NSW 2000 | GPO Box 500 Sydney NSW 2001
tel: ██████████ | fax: 9264 5364 | web: <<http://www.icac.nsw.gov.au/>> www.icac.nsw.gov.au

—————
IMPORTANT - PRIVACY & CONFIDENTIALITY NOTICE

The information contained in this email and any attachments thereto may be of a confidential and/or private nature, and it may also be the subject of legal professional privilege.

If you are not the intended recipient, any use, disclosure or copying of this email or its attachments is unauthorised. If you have received this email in error, please notify the Commission immediately by return email and erase all copies of the message and attachments.

IMPORTANT DISCLAIMER: No liability is assumed by the NSW Independent Commission Against Corruption for expressions of opinion in this communication which are other than the official opinion of the Commission and a communication of other than official opinion is not to be regarded as a communication from the Commission.

—————
***** **IMPORTANT MESSAGE** *****

This e-mail message is intended only for the addressee(s) and contains information which may be confidential.

If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender or the Commonwealth Bank of Australia (ABN 48 123 123 124) or its subsidiaries.

We can be contacted through our web site: commbank.com.au.

If you no longer wish to receive commercial electronic messages from us, please reply to this e-mail by typing Unsubscribe in the subject line.

IMPORTANT - PRIVACY & CONFIDENTIALITY NOTICE

The information contained in this email and any attachments thereto may be of a confidential and/or private nature, and it may also be the subject of legal professional privilege.

If you are not the intended recipient, any use, disclosure or copying of this email or its attachments is unauthorised.

If you have received this email in error, please notify the Commission immediately by return email and erase all copies of the message and attachments.

IMPORTANT DISCLAIMER: No liability is assumed by the NSW Independent Commission Against Corruption for expressions of opinion in this communication which are other than the official opinion of the Commission and a communication of other than official opinion is not to be regarded as a communication from the Commission.

***** IMPORTANT MESSAGE *****

This e-mail message is intended only for the addressee(s) and contains information which may be confidential.


If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender or the Commonwealth Bank of Australia (ABN 48 123 123 124) or its subsidiaries.

We can be contacted through our web site: commbank.com.au.

If you no longer wish to receive commercial electronic messages from us, please reply to this e-mail by typing Unsubscribe in the subject line.

St. George Bank
 A Division of Westpac Banking Corporation ABN 33 007 457 141
 Kogarah, 4-16 Montgomery Street, NSW
 Ref: 2031470:246:043825:2200:01 8698200

BANK CHEQUE
 SECURITY WARNING
 See reverse for Security Features

 **st.george**

Date: 10/06/2016
 Cheque No. 869820 0

Pay to the order of: ALP REID NSW FEDERAL CAMPAIGN

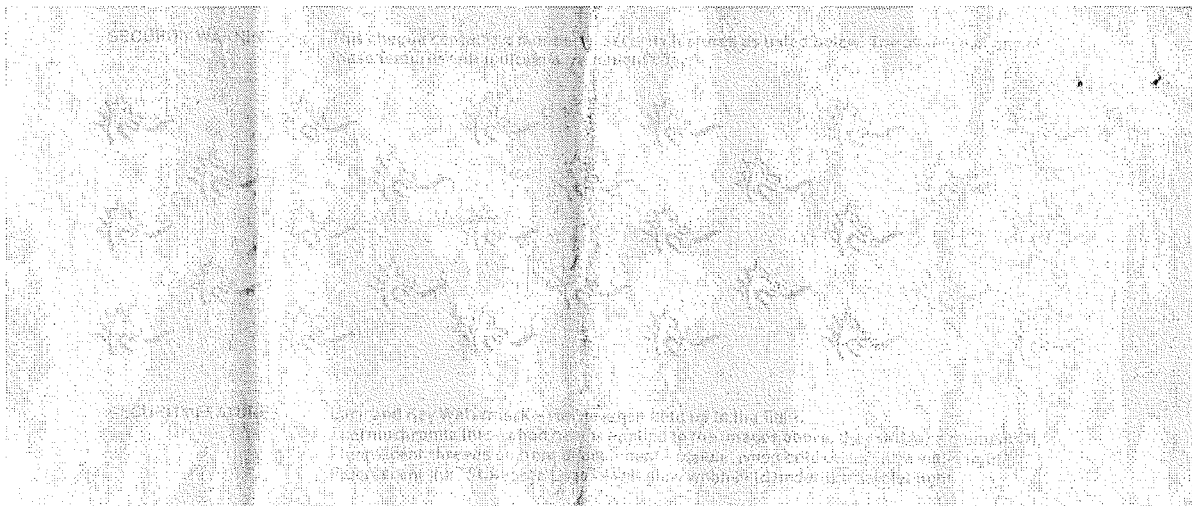
the sum of TEN THOUSAND DOLLARS ONLY

\$ 10,000.00


For and on behalf of St. George Bank

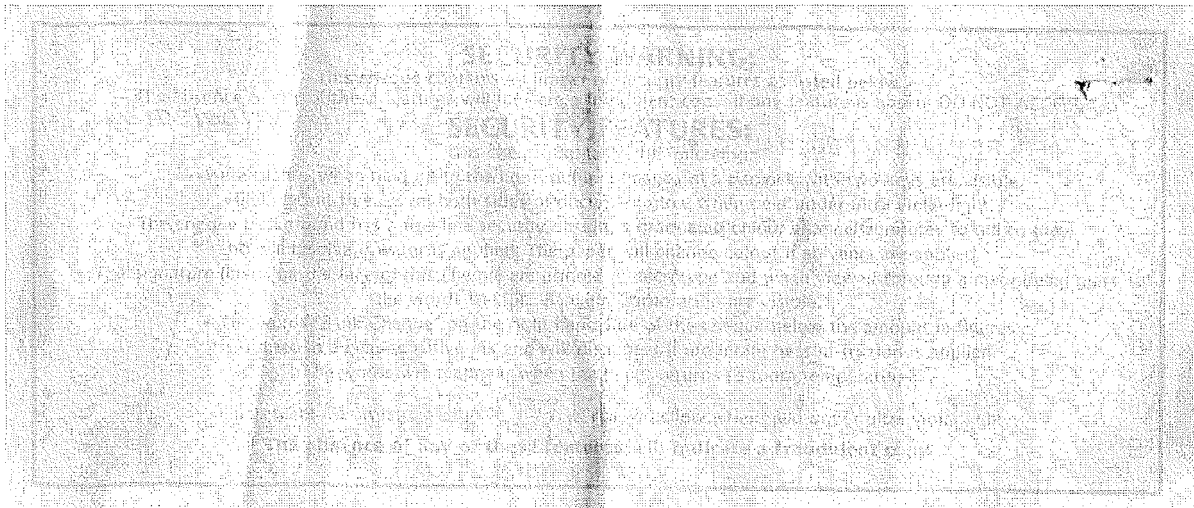
NOT NEGOTIABLE


3840



Posting Date 24/06/2016
 Amount \$10,000.00
 BSB 102272
 Account No. [REDACTED] 3840
 S/No./BillerCode 869820
 ExAUX Dom/CRN
 DRN 238552056519
 Entry No. 183
 Batch No. 3781
 Box No.
 Tray No. 0

Westpac	Westpac Banking Corporation ABN 33 007 457 141	Ref 032063:F046250:1029:01
CAMPSIE NSW	005885	Date 14/06/2016
Pay to or bearer	ALP REID NSW FEDERAL CAMPAIGN	Cheque No. 005885 5
the sum of	TEN THOUSAND DOLLARS ONLY	\$ 10,000.00
For and on behalf of		
	NOT NEGOTIABLE	This cheque contains a number of security features, see reverse for a detailed list
		3100



Posting Date	24/06/2016
Amount	\$10,000.00
BSB	032063
Account No.	 100
S/No./BillerCode	005885
ExAUX Dom/CRN	
DRN	238552056520
Entry No.	183
Batch No.	3781
Box No.	
Tray No.	0



Financial Crime & Fraud Prevention
Level 4, 80 George Street
Parramatta NSW 2150

Ph: 02 9155 7572
legalnotices@westpac.com.au

To: NSW Independent Commission Against Corruption
From: [REDACTED]
Legal Notices Team
Your Ref: E 17/1221/AS-02-104 **Our Ref:** C2021124942647
Date: 13 January 2022
Subject: Section 22 of the Independent Commission Against Corruption Act 1988

Dear [REDACTED]

I refer to your notice reference number E 17/1221/AS-02-104.

Please find attached the requested information held with Westpac Banking Corporation.

Please find enclosed the following documents,

- Copy of bank cheque and trace details of cheque number 869820 debited from St George suspense account number [REDACTED] 3840 on 10/06/2016 however, debited from customer Yi Zhang, account number 066477291.
- Copy of bank cheque and trace details of cheque number 005885 debited from Westpac suspense account number [REDACTED] 3100 on 14/06/2016 however, debited from customer Jiong Liang Gu, account number 732063 796898.

Please be advised that as per the trace line on the information provided, the BSB belongs to Commonwealth Bank of Australia. Please contact Commonwealth Bank of Australia Banking Institution for further information.

All documents have been produced under this notice.

Should you have any further questions or concerns, please do not hesitate to contact us.

Yours sincerely,

[REDACTED]
Risk Analyst
Legal Notices Team

INDEPENDENT COMMISSION AGAINST CORRUPTION

RECORD OF INTERVIEW BETWEEN INVESTIGATOR [REDACTED] AND
NARELLE BUTLER AT LEVEL 7 255 ELIZABETH STREET SYDNEY ON 21
5 OCTOBER 2020

TIME: 4:00PM

PRESENT: [REDACTED]
[REDACTED]

10

NARELLE BUTLER

[REDACTED]:

Alright, this an electronically recorded interview the date is the 21st of October 2020 the time by my watch is 4:00pm. For voice identification my name is [REDACTED], I'm an Investigator with the Independent Commission against Corruption, seated directly opposite me is Ms Narelle Butler, for the voice identification can I get you to state your surname name please?

15

BUTLER:

Butler.

[REDACTED]:

And its spelt B-U-T-L-E-R.

BUTLER:

Correct.

20

[REDACTED]:

Ok. And seated directly to my left is Chief Investigator [REDACTED] and for voice identification could you just state your name [REDACTED]

[REDACTED]:

[REDACTED].

[REDACTED]:

Do you agree that apart from just the three of us there is no one else in this interview room?

25

BUTLER:

I do.

[REDACTED]:

For the record we are currently located at the ICAC offices conducting this interview. Do you agree that prior to the commencement of this interview I told you, you do not have to participate in this interview it's a voluntary interview, do you understand that?

30

BUTLER:

I do understand that.

[REDACTED]:

Ok. Do you also agree that I told you you don't have to answer any of my questions today?

BUTLER:

I do.

[REDACTED]:

35

Ok, do you also agree that I told you pursuant to the Independent Commission against Corruption act it is an offence to deliberately provide false or misleading information to an officer of the Commission exercising their functions under the act, any information you provide in this interview

must be true to the best of your knowledge and belief. Do you understand this?

BUTLER: I do.

5 [REDACTED]: Ok, just so you're clear both [REDACTED] and I are exercising our official functions by conducting this interview with you. So your full name is Narelle Butler, is that correct?

BUTLER: My full name is Narelle Patricia Butler.

[REDACTED]: Ok, and your date of birth, sorry?

BUTLER: My date of birth is the [REDACTED] [REDACTED]

10 [REDACTED]: And your current residential address please.

BUTLER: [REDACTED] It's all one word, street [REDACTED] And it's [REDACTED] with an s on the end sorry.

[REDACTED]: Ok, we've had a conversation over the telephone and an exchanged of emails and that's what lead you to come here today. And prior to starting this interview I gave you the opportunity to look at an email, just to confirm some details about what we would discuss. Is that correct?

15 BUTLER: That's correct.

[REDACTED]: Before we get into the body of the interview, can I just get a little bit of background about you, I understand you were at one stage the acting Director of Planning or the Director of Planning at Canada Bay council. Is that correct?

20 BUTLER: That is correct, I've been the Acting Director of Planning and Environment at Canada Bay council on serval occasions during my tenure with council. But I was the Acting Director during the period of time which you showed me the email.

25 [REDACTED]: Ok.

BUTLER: That you referred too.

[REDACTED]: Just so more broadly, when did you begin your employment with Canada Bay?

30 BUTLER: I began my employment with Canada Bay on the 10th of July 2006.

[REDACTED]: In what capacity or role?

BUTLER: I initially commenced duties with council as a team leader.

[REDACTED]: In what department?

35 BUTLER: In the Statutory Planning Department. I think it was actually called the regulatory and assessment, assessment and regulatory, sorry team at that time.

██████: Ok. And could you walk me through from 2006 what various stages you either had different roles or acting roles?

BUTLER: Sure, so after about eighteen months of being with council the man who was the manager of the team at the time resigned, so I applied for and was successful in gaining his position so from about halfway it would've been May 2008, I became the manager of statutory planning our team had a team name change at that point.

5

██████: Ok.

BUTLER: Yeah.

10

██████: And you held that role...

BUTLER: Until...

██████: Until at various times you became the assistant, oh sorry Director of Planning.

BUTLER: Yeah.

15

██████: Or the acting.

BUTLER: So I held the position of manager from May 2008 up until I resigned from council on the 25th of October last year, so 25th of October 2019.

██████: Yep.

BUTLER: And yes we would rotate the acting director role through, there were three managers from three different sections of our directorate, so usually it would be our strategic planning manager, my management role or the manager of health building and regulation.

20

██████: Ok.

BUTLER: So, we would just take it in turns whenever Mr McNamara who was the Director of the entirety of my tenure at council. Whenever he went on annual leave for any sort of extended period usually more than a week or two weeks, we would just take it in turns.

25

██████: Ok.

BUTLER: As being the acting Director.

30

██████: So Tony McNamara was the...

BUTLER: Tony McNamara.

██████: Was the head Director, is that?

BUTLER: Yes, he was the Director of Planning and Environment for the whole time was employed by council.

35

██████: So from 2006 onwards?

BUTLER: Right through.

[REDACTED]: Ok.

BUTLER: Oh Sorry, I beg your pardon it would've been until he retired in I think it was May 2018, my apologies.

[REDACTED]: No, that's ok.

5 BUTLER: Yep.

[REDACTED]: And who else was ...Directors (unintelligible).

BUTLER: Managers?

[REDACTED]: It used to be health and building?

BUTLER: Yes. So originally the first manager that was there when I first started was

10 a man called [REDACTED], and he was the Manager of the Health and Building Department.

[REDACTED]: Right.

BUTLER: Team. And then there was a lady called [REDACTED], who was the Manager of Strategic Planning when I first started, but then [REDACTED] left I

15 think it would have been towards the end of 2015, and [REDACTED] was the team leader at the time and he applied and successfully.

[REDACTED]: Got that position.

BUTLER: Got that position.

[REDACTED]: Ok.

20 BUTLER: He'd been in it as an Acting capacity for most of 2016.

[REDACTED]: Ok.

BUTLER: He would've been the Acting Manager and then he was given that position.

[REDACTED]: Ok.

25 BUTLER: Oh, sorry I should add.

[REDACTED]: Yep.

BUTLER: (Laughs) I forgot.

[REDACTED]: No, that's ok.

BUTLER: [REDACTED] became quite unwell and actually passed away.

30 [REDACTED]: Right.

BUTLER: And then after he left council due to ill health

[REDACTED]: Yep.

BUTLER: A man called [REDACTED] became the Manager of the Health and Building team.

35 [REDACTED]: When did [REDACTED].

BUTLER: [REDACTED] start?

[REDACTED]: Start?

BUTLER: It would've have been from memory about, let me think about 2014 perhaps.

[REDACTED]: Ok.

5 BUTLER: If I'm right.

[REDACTED]: Alright, now from 2006 onwards I assume there was a General Manager?

BUTLER: Yes.

[REDACTED]: Who was that?

BUTLER: That was Gary Sawyer.

10 [REDACTED]: Ok and when did he resign?

BUTLER: He would've resigned, let me think (unintelligible) it would've been about twelve months before I left I think, so maybe around, officially it would have been July 2018 I think. But he actually went on long service leave he took about six months.

15 [REDACTED]: Prior to that, ok.

BUTLER: Of long service leave. So he finished up working at council around January I would say 2018.

[REDACTED]: And who was the next General Manager?

BUTLER: Peter Gainsford became the General Manager after Gary left. And Peter came on board it would've been in the February.

20 [REDACTED]: Ok.

BUTLER: So Gary left in the January I think and Peter would've started in the February of that year.

[REDACTED]: Alright, I understand that Angelo Tsirekas was the Mayor or is the Mayor or was the Mayor during your period at Canada Bay.

25 BUTLER: Yes, expect for a period of approximately eighteen months, which would have been if I remember, from what I recall from the period of which you're asking about the planning proposal he resigned about the beginning of June 2016. So from when I started in 2006 and right up to that point he was the Mayor. And then Councillor Helen McCaffery.

30 [REDACTED]: Yep.

BUTLER: Became the Mayor after that she became the Mayor on the 21st of June I think.

[REDACTED]: Ok.

BUTLER: And then she remained in office until the next election occurred which would've been I guess September of the following year, maybe September 2017, if I'm right, and then Angelo Tsirekas got back in as the Mayor.

[REDACTED]: Ok.

5 BUTLER: After that election.

[REDACTED]: Alright.

BUTLER: Or at that election.

[REDACTED]: Could I ask you generally about your interactions with Angelo Tsirekas, how would you define your relationship with him? In terms of, was it a

10 working relationship? Did you have any social interactions?

BUTLER: Well ok, so I had known Angelo, I knew Angelo before I started at Canada Bay council.

[REDACTED]: Right.

BUTLER: So, I use to work at Canterbury council back in the, it would've been the

15 about '82 to around '88 somewhere around that mark, oh no maybe a bit later actually, I'm trying to remember now. My son was born in '92 so it would've been around from 1987 to around 1992. So I was at Canterbury for five years and Angelo was a health and building surveyor, with Canterbury council while I worked there. So I knew him in a working

20 capacity.

[REDACTED]: Ok.

BUTLER: During that period of time.

[REDACTED]: Yep.

BUTLER: And then when I started working at Canada Bay council it became more of

25 a professional sort of relationship. Socially I've never really had a lot to do with Angelo, outside of work, so most of my interactions with Angelo were through my role as Manager of Statutory Planning.

[REDACTED]: Ok, so that's the role of Manager and you're talking about work related interactions. Can you describe what those interactions where?

30 BUTLER: Angelo has always been, am I allowed to express my own opinions?

[REDACTED]: By all means, yeah.

BUTLER: Ok, if I was frank about how I felt about Angelo's operations as the Mayor, he has treated Canada Bay as his own, I always use to say his own little fiefdom. It was like he would utilise a lot of council staff time a lot

35 of council staff resources, to keep as what he saw his mayoral functions operating and to make sure that he remained a popular Mayor if you like.

[REDACTED]: Yep.

BUTLER: And for Tony to be saying those things to Angelo or to the General Manager and the General Manager be saying those things to him, or any other Councillor for that matter.

5 [REDACTED]: Did you raise this concern with either Tony McNamara or the General Manager or other executives of Canada Bay?

BUTLER: I certainly raised it with Tony on many occasions.

[REDACTED]: And what did Tony say about that?

BUTLER: He would say to me I understand what you're saying Narelle, I'm more than happy to pass the information back to Angelo.

10 [REDACTED]: Right.

BUTLER: And that's what I would often do, I will go and find the information out for the Mayor, if he was asking about the progress of a particular application or things like that. Then I would provide that information to Tony and allow Tony to provide it back to the Mayor, how he chose too.

15 [REDACTED]: Ok, alright so the Commission is currently investigating an allegation that Angelo Tsirekas has partially or dishonestly exercised his official function in relation to development applications and planning proposals within the Canada Bay area, ok.

20 BUTLER: Ok.

[REDACTED]: So, I was wondering do you know about a planning proposal submitted by I Prosperity?

BUTLER: I know of it, yes.

[REDACTED]: Ok, can you tell me did you have some interactions regarding I Prosperity and their proposal at Canada Bay in your role either as the Manager or Acting Director?

25 BUTLER: In my role as the Manager no because we were very particular about if anything involved a VPA and many of these planning proposals did involve those Voluntary Planning Agreements because it was councils VPA policy, that any development application that came forward as a result of those planning proposals would be independently assessed by a planner and as time went on obviously, planning panels and regional planning panels came into effect.

30 [REDACTED]: Right.

35 BUTLER: That we as the development assessment staff would stay out of any of those negotiations over those VPA's.

██████: Ok.

BUTLER: Any of those negotiations over those planning proposals we were not a part of, so I had no direct involvement in the I Prosperity planning proposal no.

5 ██████: Did you...

BUTLER: I knew of it.

██████: Ok, so you knew of it.

BUTLER: Yep.

██████: Did you ever attend any workshops with Councillors or other staff members with I Prosperity?

10 BUTLER: There may have been one, or it may have been a council meeting. I'm not quite sure I can't quite recall.

██████: Ok.

BUTLER: But I can remember there was a Planning Consultant called David Furlong.

15 ██████: Right.

BUTLER: Who was acting on behalf of I Prosperity.

██████: How do you know that?

BUTLER: I know that from, now how do I know that? I know that because Mr Furlong had been, I knew that through the strategic planning staff primarily that he was the Planning Consultant representing the company.

20 And if I remember rightly I may have been present during... certainly during the council meeting we are referring to here.

██████: Yep.

BUTLER: In May 2016.

25 ██████: Ok.

BUTLER: That Mr Furlong definitely got up and spoke at that planning meeting. So I was aware that he was their Planning Consultant and he was representing that company.

██████: Did Mr Furlong ever approach you directly in relation to his role as the Planning Consultant for I Prosperity?

30 BUTLER: Not that I can recall, not directly no.

██████: Did Mr Tsirekas ever speak to you about I Prosperity?

BUTLER: Not that I can recall, no...

██████: Ok.

35 BUTLER: Directly no.

██████: Not directly.

BUTLER: No.

██████: Alright.

██████: Sorry, can I just jump in, the VPA negotiations who managed that at council?

5 BUTLER: It was always with Tony McNamara, the Director.

██████: Yeah.

BUTLER: And Gary Sawyer the General Manager.

██████: Did they have staff working on them, working on that for them?

10 BUTLER: They would normally be drafted by council solicitors, the VPAs, so but the initial negotiations as to what might come forward as an offer from a developer, would be in discussions with the General Manager and Tony primarily. And Tony generally, and his PA would look after the administration side of those VPA's including all of the drafting of the VPAs through council solicitors.

15 ██████: And were Councillors involved in VPA negotiations?

BUTLER: Not to my knowledge. I would not know that directly and I had not heard that. But can I say I wouldn't necessarily be surprised if that didn't happen.

██████: Well on that point.

20 BUTLER: Yep.

██████: If Councillors or the Mayor was involved with I Prosperity and the General Manager in negotiating or working out the details of the VPA, would that be something you've would have concerns about?

BUTLER: Absolutely, absolutely.

25 ██████: And what are those concerns?

BUTLER: Well, I don't believe and certainly our VPA policy probably wouldn't have permitted it. But it's not a political sphere, it's not part of the political sphere to my mind it's something completely separate from that. But can I also say that I don't know the way Canada Bay necessarily negotiated any of its VPAs through developers, was necessarily the right way to do it. Because can I say the word voluntary in VPA, wasn't necessarily, what might have, I mean someone would not necessarily always come forward. They might come forward with something but then to negotiate different things within those VPAs is not necessarily how it should be done either, in my opinion.

35 ██████: Right.

BUTLER: Yeah.

5 [REDACTED]: So there is really two parts to your answer, one was Councillors and/or the Mayor being involved in negotiating or dealing with the VPA is something you would draw, a conclusion, that they are two separate things. One that they have a political role and shouldn't be involved with a VPA.

BUTLER: Yep.

[REDACTED]: And the other part of that answer was about whether or not the voluntary part of a VPA was really voluntary was more of a mechanism to achieve an outcome with developers.

10 BUTLER: Absolutely.

[REDACTED]: Ok, so there is two separate parts to that answer.

BUTLER: Yep.

[REDACTED]: Ok, has Angelo Tsirekas or any other Councillors spoken to you about David Furlong and promoted his position either to speak to you or other members of the planning staff and I call planning staff quite holistically.

15 BUTLER: Yeah.

[REDACTED]: I know there are various sections to it, but...

BUTLER: Yeah.

[REDACTED]: But to your understanding did that ever occur? Or to your knowledge?

20 BUTLER: Not to my knowledge.

[REDACTED]: Ok.

BUTLER: My dealings with David Furlong and there have been many, were more of a direct sense through David directly through my planning staff at the time or through me. And would involve phone calls, meetings but there ... that was more to do with development applications than anything else.

25 [REDACTED]: Because David did a lot of that kind of work in Canada Bay areas as well. I want to just also touch briefly on another company called Billbergia who to our understanding had some interest in the station precinct.

BUTLER: Yes.

30 [REDACTED]: At East Rhodes.

BUTLER: Yes.

[REDACTED]: Can you tell me if you had any involvement with that proposal or any members of Billbergia in your role either as the manager or Director?

BUTLER: The person I had more to do with any in Billbergia, would be Bill McGarey. John Kinsella I had met maybe once in a meeting, once or

35 twice but it was mainly Bill that would attend any council meetings.

INDEPENDENT COMMISSION AGAINST CORRUPTION

RECORD OF INTERVIEW BETWEEN INVESTIGATOR [REDACTED] AND JOHN KINSELLA AT LEVEL 7 255 ELIZABETH STREET SYDNEY ON 3 NOVEMBER 2020

5

TIME: 11:29AM

PRESENT: [REDACTED]
[REDACTED]

JOHN KINSELLA

10 [REDACTED]: Okay, so this is an electronically recorded interview. For the record my name is [REDACTED], I'm an Investigator with the Independent Commission Against Corruption, today's date is the 3rd of November 2020 and the time is now 11:29am. Seated directly in front of me is Mr John Kinsella, John for the record could you state your full name and spell your surname?

15 KINSELLA: John Kinsella K-I-N-S-E-L-L-A.

[REDACTED]: And seated directly to my left is Chief Investigator [REDACTED] [REDACTED], for the record, can you state your full name?

[REDACTED]: [REDACTED]

20 [REDACTED]: John, do you agree that prior to the commencement of this electronically recorded interview I told you do not have to participate in this interview and that it's a voluntary process?

KINSELLA: That's right.

25 [REDACTED]: Okay. And as I explained to you before you don't have to make any comments today, you don't have to answer my questions, however if you do choose to answer my questions they will be electronically recorded and may later be used in the Commission's proceedings. Do you understand that?

KINSELLA: Yep.

30 [REDACTED]: Do you also agree that I told you that pursuant to our Act, which is the Independent Commission Against Corruption Act, it's an offence to deliberately provide false or misleading information to an officer of the Commission exercising their functions under the Act, so any of the information you provide today in this interview must be true and correct to the best of your knowledge and belief.

KINSELLA: That's right.

35 [REDACTED]: Do you understand what I have told you today?

KINSELLA: Yep.

[REDACTED]: Okay. Your full name is John Kinsella, is that correct?

KINSELLA: That's right.

[REDACTED]: What's your current residential address, John?

KINSELLA: Officially it is [REDACTED] I live in [REDACTED] sometimes because a lot of my work, but my address is [REDACTED]

5 [REDACTED]: [REDACTED]

KINSELLA: [REDACTED] I live actually on the site at [REDACTED] four days a week and then I go back to [REDACTED] for the other time.

[REDACTED]: Oh okay, what is the site at [REDACTED] that you live at?

KINSELLA: I live in [REDACTED].

10 [REDACTED]: Sure, [REDACTED] Okay, and your date of birth please?

KINSELLA: [REDACTED] [REDACTED]

[REDACTED]: Okay, great. As I explained to you prior to the commencement of this interview, we are investigating some allegations. One of them is that Angelo Tsirekas, who is the Mayor of Canada Bay Council, partially or dishonestly exercised his official functions in relations to development applications and or planning proposals within the Canada Bay local area. That's basically what we would like to speak to you about today, and before we get into that, could I explore a little bit with you, John, about some background concerning Billbergia. I understand that you founded Billbergia in 1988. Is that correct?

15 KINSELLA: That would be right.

[REDACTED]: Alright.

KINSELLA: About, yeah.

[REDACTED]: And in 1993, I think you expanded into residential development?

KINSELLA: Probably around that, I'm not sure which year, but that would be about right. Our first site we bought was in Annandale.

25 [REDACTED]: Alright.

KINSELLA: Sydney.

[REDACTED]: Could you tell me how Billbergia started?

KINSELLA: You know what billbergia is?

30 [REDACTED]: No. Oh, I know what it does.

KINSELLA: It's a native grass plant.

[REDACTED]: Right.

KINSELLA: So, we found the company when we were actually in Canberra, it was a shelf company. I actually didn't know what it was until we tender, we did sewer works in the old days, so we used to do a lot of public works, apartment jobs, water board jobs, that kind of thing.

35

█: Oh I see.

KINSELLA: Like, creating plans and pipelines and sewer (unintelligible) or whatever. So, we bought the company, we were tendering a job in Ashford Avenue in Milperra and the General Manager Johnny said, do you know what billbergia is? And I said, I have no idea, he said, come in on Monday, he said, and I will give you one. So what it was, was an Australian native grass plant with a proper flower on it. So, I didn't know what Billbergia was and it was just a shelf company that we bought.

█: Oh, I see.

KINSELLA: (Unintelligible) a lot about planning, but we were a civil company effectively first, and then we got in, like it was a way (unintelligible) we used to work as far away as Adelaide, up to Toowoomba, and around, like down in Cooma, Coffs Harbour, Lismore, whatever. So, I used to be away most of the time, so then we bought our first sites somewhere around in the early 90's and we went into development from there, like started small and each site for the first few years we doubled each one, the first one was about, I think, twenty something and the second one was fifty, the third one was a hundred and ten and the fourth one was two hundred and one, a lot more government land that we bought at auction (inaudible).

█: And when you we started Billbergia, who was it?

KINSELLA: Well, I started, my brother was with me most, my brother has one third share in the company.

█: One third, right.

KINSELLA: Yeah. So, I brought him in, he came over a few years later than me, he was part of the company then.

█: Alright, and is that William?

KINSELLA: That's right.

█: Okay, so it's yourself and William. Who else is involved in Billbergia?

KINSELLA: That's all, they're the only shareholders.

█: Right okay, prior to getting into developments and doing the civil works as you explained, did you have an earlier career and if so, what was that?

KINSELLA: In the old country I was a farmer.

█: I beg your pardon?

KINSELLA: I was a farmer in the old country.

█: Farmer, yep okay.

KINSELLA: I was a farmer, I left school at twelve, farming until I was, what, probably 20. 1976 I got a scholarship in New Zealand to study agriculture and dairy, so I spent

about a year there then came to Australia for a few months driving tractors in
Condoblin, West Wylong (unintelligible)

██████: When did you come to Australia?

KINSELLA: '77, but I only for about four, five months.

5 ██████: Okay.

KINSELLA: So, I was working at agriculture that time.

██████: Right.

KINSELLA: So, came back again in, what was it, 1982.

██████: '82.

10 KINSELLA: 4th of January 1982.

██████: Alright.

KINSELLA: So, came back and stayed there for about a year and a half, I overstayed by about
three months and then they told me to leave, which I did promptly, so that time
they stamped my passport (unintelligible) Newcastle, the Consulate was in
15 Newcastle at the time, so I went through Newcastle, so I came back permanently
in 1985.

██████: '85 you were permanent here.

KINSELLA: Yeah.

██████: Okay.

20 KINSELLA: So, I came back actually, it's amazing with the people that you meet, we got to
know the doorman in the Embassy in Dublin, they actually don't even have an
Embassy in Dublin now, it's all over in Manchester, that's a really good bloke in
his seventies, and he was the second most important man at the Embassy, him and
the Ambassador used to go out on the town. He was really singer, and then he
25 said, John, I'll do you a favour, your application is going from the bottom, he
said, to well up, he said, you'll be coming in for an interview, he said, for the
trade skills and whatever in the next couple of weeks. So, it's amazing the
doorman can be almost as important as the –

██████: Ambassador.

30 KINSELLA: - as the Ambassador.

██████: Alright, so, let's focus on the company Billbergia.

KINSELLA: Yep.

██████: I understand it does developments.

KINSELLA: That's right.

35 ██████: Okay, and you employ a number of people, could I ask you about the roles of
██████ what's his role within the organisation?

KINSELLA: [REDACTED] is, he comes in as a Consultant, a lot of guys actually work as Consultants and they do work outside as well, they do work for other people and they work for us. [REDACTED] was actually, he advises a lot on financial matters and tax matters, he was an Accountant with the bank before, so he more or less un – he helps with tax matters. He’s quite good at – he was also a Regional Manager, I think, for ANZ bank before, so on a lot of funding things he actually helps put funding packages together.

[REDACTED]: Okay, so he’s got that experience. What about [REDACTED]?

KINSELLA: [REDACTED] is a, let’s call him a Political Consultant, so anything in relation to that, like today we’ve got [REDACTED] out there doing the topping out ceremony on the, actually I was supposed to be there but looking like this it’s probably best I wasn’t (laughs) there anyway. But she is out there doing a topping ceremony on the site today, so [REDACTED] would be looking after that.

[REDACTED]: Okay, so when you say Political Consultant does he, and correct me if I’m wrong, is that a role where you employ him to deal with all the external political matters, is that how –

KINSELLA: Yeah, he tries to manage them. I think he was involved in that type of thing all his life, he was obviously working in Canberra for a good while, now he’s working in Queensland in government and local government there.

[REDACTED]: Do you know what he did in those roles?

KINSELLA: I don’t really. I know he, like, we’ve done a development in Queensland.

[REDACTED]: Right.

KINSELLA: When we went up a few times he was very well known by the people in town hall in, in Queensland. So again, his connections. I believe he was actually tendering jobs in Sydney Olympic Park when they came out. I think his company, whoever he was tendering for, which actually won a couple of the early projects (unintelligible)

[REDACTED]: Okay, so that’s his role.

KINSELLA: So, that’s his, he’s not a young man he’s in his 70’s.

[REDACTED]: Yeah.

KINSELLA: So that’s kind of his role, he tries to manage, like going through to the politics is a minefield at the moment, to try and get planning on anything is chaotic, almost impossible, you don’t know whether you’re coming or going. Trying to get planning, he tries his best to navigate through that.

[REDACTED]: Through his political connections.

KINSELLA: Through his connections or through his experience probably –

██████: Okay.

KINSELLA: - as much as anything else.

██████: Alright. What about ██████, what's role with Billbergia?

KINSELLA: ██████ came in on construction, like he was, he worked with Multiplex and
5 a lot of other groups.

██████: Okay.

KINSELLA: Back in the old days, so he came in, like, I bought him in as a Project Manager.

██████: Right.

KINSELLA: But he was probably a little bit too abrupt, so we bought him into development
10 from construction, because he didn't, he's from the old school and the old school
guys want to, they weren't sensitive to the needs of people on site today, because
in the old days you pushed your way through. Today you try and manage your
way through with people. You work with them, as (unintelligible) kind of, it was
more, he was bought up in the days when Multiplex and all those guys were
15 pretty, like, in the construction industry you would call them head kickers, like,
not that they kick anyone's heads, it's just –

██████: A terminology.

KINSELLA: Terminology. I love terminologies, head kickers (laughs).

██████: Yep, okay. Alright, let's talk about, what year did Billbergia start to have an
20 interest in Rhodes Station Precinct?

KINSELLA: We would have been in Rhodes, I am not sure what year we bought it, it was
more than ten years ago. What did you call it, Rhodes Station Precinct?

██████: Yeah. Okay.

KINSELLA: We bought in Rhodes West.

25 ██████: Yeah, that's Rhodes.

KINSELLA: From Multiplex.

██████: Yep.

KINSELLA: Which was Union Carbide site a long time ago, I'm not sure if I'm, 12, 13, 14
years ago.

30 ██████: What was that site? The Union Carbide?

KINSELLA: Union Carbide. When they were cleaning it up.

██████: Yep.

KINSELLA: Actually, in the old days, it's a long story really, we were looking at the
(unintelligible) dollar but it was heavily contaminated, Multiplex bought the site
35 and went in with a company called Trafalgar and they went to clean up the site,
the site cost, whatever, a hundred and something million to clean up. We bought

several of the sites off that entity, Multiplex-Trafalgar, we bought three of those sites off them.

██████: And sites, were they? Do you recall?

5 KINSELLA: They were the ones that we were finishing, I'll show you on the phone. They're finished now, been finished for some time, I think the last one is probably finished about four years. You don't have a map of Rhodes?

██████: Not on me, but I do know it. Is it the – there's Walker Street.

KINSELLA: It's on Walker Street, actually one of the sites is where I live in, on shoreline.

██████: Shoreline, right, okay.

10 KINSELLA: So, there is three towers and then some smaller buildings, so I will show you in a moment, these things are a bit slow maybe I should get a (unintelligible). These are Meriton's there.

██████: Alright. So you're at, that's Meriton's.

KINSELLA: That's Meriton, that's Meriton and we are up here this one, this one.

15 ██████: Yep.

KINSELLA: This one as well and this one.

██████: Okay.

KINSELLA: And this block here.

██████: Right, so that's your...

20 KINSELLA: That was our first one.

██████: The first – so that's Walker and...

KINSELLA: This was the first one, see the low rise here and then went on to the high rises here, mixture of high rise (unintelligible).

██████: So near Walker Street, and Nina...

25 KINSELLA: Nina Grey, yeah.

██████: Nina Grey Avenue, yeah.

KINSELLA: Got up on the other side.

██████: And that was about ten years ago, is that right?

KINSELLA: I'd say probably a bit more.

30 ██████: A bit more.

KINSELLA: Yeah.

██████: Okay, and so that was your first real interest in that...

KINSELLA: In Rhodes.

██████: In Rhodes, right.

35 KINSELLA: That's right. We have been in Meadowbank which is just across the road.

██████: Yep.

KINSELLA: It's across the water, so that was the nature next one (unintelligible).

██████: Okay, and apart from Billbergia's interest in that particular site or other sites in the Station Precinct, are there any other companies, silent companies for example, that have a financial interest with you developing these sites?

5 KINSELLA: In one of them, there was a group from Chengdu that came into the one that is closest to Gauthorpe Street. They came in on a fifty-fifty bases on that one.

██████: Yep. What street was that?

KINSELLA: The corner of Walker and Gauthorpe.

██████: Oh Gauthorpe, right.

10 KINSELLA: Yep.

██████: And that's a Chinese company?

KINSELLA: That's a Chinese company yep.

██████: What was the name of that company?

15 KINSELLA: The bloke's name was ██████ and ██████ I can't think of their name now. We had a lot, they were difficult to manage, we went over to Chengdu, we went (unintelligible) in Australia, we were over and back.

██████: Yep.

KINSELLA: So they just came in. So eventually we ended up giving them a guarantee profit return, like a, yes.

20 ██████: Right.

KINSELLA: It was a fifty-fifty joint venture but it was difficult to get the signatures to move ahead with the project or whatever.

██████: Right, okay.

25 KINSELLA: So after about fifty meetings, at nine o'clock on one Monday morning, we ordered two bottles of whisky. There were four of the Chinese there, so we finished between six of us the two bottles of whisky. We put a deal in front of them, and said, listen, what do you expect to make, they said, we expect to make twenty-five percent. Like, we will guarantee twenty-five percent, you get first money out, but you relinquish the rights for running the project, we were actually running it.

30

██████: Right.

35 KINSELLA: So then they agreed to that. In China, things work very differently. Let's say when we were doing the construction, our idea of construction, that we must be within ninety-one percent of a second tier builder. We generally are about eight percent of the price. So, when we, we've given ourselves a construction contract

they said, listen where's our money? Because in China, the builder has to pay the developer some money whatever way in order to get the contract.

██████: Right, okay.

5 KINSELLA: So we said, listen, we don't, it's all transparent here, the price is the price, that's the agreement, the contract is signed, there is no kick back, there's no under the table.

██████: Okay.

KINSELLA: But in China, obviously it works very, very, different.

██████: Different.

10 KINSELLA: So, it's like all big Chinese companies that came out to Australia like to work, kickback and money running here and running there and the agent was getting this and somebody else was getting that.

██████: Okay.

15 KINSELLA: Because they had so much money at the time they didn't know what to do with it, especially the bigger Chinese ones, but that was the only one in the sense that we have done with those guys.

██████: Okay. And the rest of the Station Precinct developments that you had involvement in was done primarily by yourself and Billbergia.

KINSELLA: By Billbergia, that's right.

20 ██████: Okay.

KINSELLA: They were like the ones we're working on at the moment, and again it took a long time to put them together.

██████: Sure.

KINSELLA: We were putting those sites together for the last ten years.

25 ██████: That's that one side of the precinct and on the other side is East Rhodes.

KINSELLA: Yep.

██████: When do you, I understand you have some interest in East Rhodes.

30 KINSELLA: We're quite a bit, we're probably – like in terms of land ownership or contracted to buy it, like options, put and call options and the like, we're probably somewhere more than sixty percent of the landowner, maybe a little bit more than that.

██████: Sixty percent.

KINSELLA: Yeah.

35 ██████: Okay, now in terms of a similar question, do you have an arrangement or working with another company or other developers in that area as well?

KINSELLA: Listen, what we try and do, and which we have done for multiple times as well, we try and look at the overall suburb. Then we look at what infrastructure is needed for the overall suburb.

█: Right.

5 KINSELLA: If you look at Wentworth Point for instance, we got the bridge up and running, that cost us about sixty seventy million which we had to develop.

█: That's that connection bridge between the two –

KINSELLA: Connection between Rhodes and Wentworth Point.

█: Wentworth Point, yep.

10 KINSELLA: So, what we looked at, how can we improve Wentworth Point and make it more transit orientated, make it more public transport orientated because you had a railway station over in Rhodes, you had a peninsular over here and very difficult to get out of it, you had to get on the roundabout on Homebush Bay Drive, which was a difficult process to try and go through that. So, what we, and mind you, it took us about seven years to get through all of that, agencies, like what, twenty
15 government agencies to try and, it took us a year and a half to build it, it took seven years to get approvals. So, the approval process was almost as costly and much more cumbersome than actual construction (unintelligible).

█: Yep.

20 KINSELLA: So then, beyond that we built the community centre and library, again handle it through government, so we built a shopping centre even though it's a fairly big loss-making entity at the moment, but long term it works for the community as the idea is to keep people within the suburb as against everyone jumping in the car and leaving the suburb.

25 █: Right.

KINSELLA: Which creates traffic chaos and whatever.

█: So, focusing on East Rhodes.

KINSELLA: East Rhodes, then what we looked at, we looked at in the same vein, which said okay, the biggest constraint in East Rhodes, again, was traffic, RMS put a limit on
30 the amount of apartments that are there, even with that limit it was conditional upon infrastructure.

█: Right.

KINSELLA: And the infrastructure, having looked at the train station, needed upgrading because the train station has about a ten-minute evacuation, which the best
35 standards is probably about three to four minutes. So in other words, if something happened it would take that long to get that amount of people off it.

██████: Right.

KINSELLA: So, what we put in proposals to government to upgrade the infrastructure, like, things needed a school for instance, you've got, whatever, fifteen thousand people living in Rhodes and there is no primary school, and Wentworth Point the primary school is full already so there is no capacity for them there. So, what we tried to do is say, okay, can we plan it holistically, and then planning holistically we spoke to some of the other landowners that's there to see if we could work together in putting a proposal to government to try and get the infrastructure to the area.

10 ██████: Okay, so who were the other landowners that you spoke to?

KINSELLA: In particular, it would be Prolet.

██████: And who are Prolet?

KINSELLA: The two Jacob brothers.

██████: Alright, so is that Joseph and Pierre Jacob?

15 KINSELLA: That's right.

██████: Right, and what land did they own in East Rhodes?

KINSELLA: They owned or had contracts for, again a lot of land that you pick up for development sites you can either have put and calls or delayed settlements –

██████: Yep, yep.

20 KINSELLA: - or whatever, which they had some of that. So, they had quite a bit of land on both sides of Llewellyn Street.

██████: Llewellyn.

KINSELLA: Yep.

██████: Okay, so you had...

25 ██████: Sorry, are they the only people you entered into agreements with in relations to East Rhodes?

KINSELLA: Working with the Coptic Church as well.

██████: Coptic Church.

30 KINSELLA: So, with the Coptic Church, we went to the Freemasons to see if they were interested in doing something, but they told it was better to go with somebody else, which was a company called Ecove. So, they are working with some arrangements, I'm not sure what their arrangements are, it's something to do with moving the aged care from here to here. I'm not sure if that's going ahead or not going ahead or whatever.

35 ██████: Okay.

KINSELLA: But is something like that.

[REDACTED]: So Prolet, yourself...

KINSELLA: And the Coptics.

[REDACTED]: And the Coptics.

KINSELLA: To a degree, yeah.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

25 [REDACTED]: Alright, when did you have, when did you begin your interest in East Rhodes, how many years ago? What date was that?

KINSELLA: Oh, good God. It's a long time ago, I've no i – like, on timing, because everything is fluid we're going the whole time, in terms of years, I don't know when was the first one we bought, I would say from memory the first one we bought was on the corner of Leeds Street and Cavell, which was a site we bought at auction.

30 [REDACTED]: Right.

KINSELLA: Probably five, six years ago maybe more.

[REDACTED]: Okay.

KINSELLA: Something like that kind of nature, yeah.

35 [REDACTED]: Alright, and why did you want to go into East Rhodes? Was there something that was intriguing to you as a development company?

5 KINSELLA: First of all, there was talk about being made a priority precinct. I'm not sure what year it was made priority precinct, like in development you have to be a long time ahead in terms of getting sites. It takes years to get development approvals and I think Rhodes East has proven that. It's had three fails attempts by government to bring out the planning on it.

██████: Yep.

10 KINSELLA: And it still isn't in a place where it's even close to being buyable, so I think there will have to be another attempt made to try and get it working. So, I'm not sure why government is looking at it different than other precincts. If you look at, say, Melrose Park, it would have a density of, say, two point five and some of it 3.5 to 1.

██████: So is it something that you or your company look at an area and go there is potential here.

KINSELLA: Yep.

15 ██████: This is where we need to develop.

KINSELLA: We generally do bigger developments, we sometimes buy single sites but rarely.

██████: Right.

KINSELLA: So, we like to go into an area, leave a mark in it and in terms of putting in infrastructure, putting in shopping and putting in all the conveniences to make it a good area. As I said, we have been in Rhodes for whatever twelve thirteen years or more, and we like to go into an area and work on it and improve and get infrastructure and stick with – so it's long term in the sense it does make you do things better, because when you do a development in a certain area it has to look good, because you're still there, and you're there and you're there. And you try and hold the prices up for your investors.

20 ██████: Okay.

KINSELLA: Like, in the old days it was more investors. 70 percent, 30 percent or not, whereas now it's turned the other way around.

30 ██████: So, when you started your or became interested in East Rhodes and purchased your first property, was Prolet around at that stage?

KINSELLA: Yeah, they would have been there before us.

██████: Can you recall when you first met any of the Jacobs brothers?

KINSELLA: It was a good while ago, I would say it would have been sometime around the time that we bought our first sites, sometime around then.

35 ██████: And do you recall when that first meeting took place? Was there an introduction by somebody or was it, can you explain to me how that all developed?

KINSELLA: I don't know exactly. I can't figure out exactly when it happened, but he was introduced to us by one or two people. It was either, I suspect, by Joseph Chidiac or Andrew Ferguson. I'm not sure which one would've introduced, but it would have been one of those two.

5 [REDACTED]: Alright, and had you known of Joseph Chidiac at that time to have that introduction?

KINSELLA: I think most of those introductions happened kind of at the same time. Because in order to get that land together and, like, there is so many lots in here, if you look at the amount of house lots that's there you have to pick up.

10 [REDACTED]: Right.

KINSELLA: It's a hell of a task, with so many different people, owners, because you've got some old ladies, you've got some Arabics, some Chinese, you've got some, like, it's so varied and everyone has a different need and want and ambition. And value.

15 [REDACTED]: So, trying to put some timeframe around when, I know you said your first purchase in East Rhodes was five or six years ago.

KINSELLA: It could even be seven, it's somewhere...

[REDACTED]: In that ballpark.

KINSELLA: In that ballpark, yep.

20 [REDACTED]: You know you believe that an introduction took place either facilitated by either Andrew Ferguson or Joseph Chidiac.

KINSELLA: Yep.

[REDACTED]: Do you recall when you first met Joseph Chidiac?

KINSELLA: It would have been some time around that time as well.

25 [REDACTED]: Around about that time?

KINSELLA: From memory, sometime around that time.

[REDACTED]: And do you know how you met this fellow Joseph Chidiac or how that occurred?

KINSELLA: Don't hold me to this but I would say it was through Andrew Ferguson.

[REDACTED]: Okay.

30 KINSELLA: Now I'm not a hundred percent sure of that.

[REDACTED]: Right.

KINSELLA: But I've got a feeling, that could be right or wrong.

[REDACTED]: Right.

KINSELLA: But I've got a feeling it's...

██████: Alright, let's talk about Andrew Ferguson and Joseph Chidiac just for a moment. Do you understand do you have any knowledge Joseph Chidiac's job was back then. What his role was, what he did?

KINSELLA: I've been told he has several, that he has coffee shops or restaurants or whatever. That he also helps (unintelligible) the family was into cars and real estate.

5 ██████: The Chidiac family.

KINSELLA: The Chidiac family.

██████: Right.

KINSELLA: So ah, like, he's got two of his nephews to help, one of them in particular is reported to be the best real estate agent, I think he won real estate agent of the year several years, I think with Ray White or whatever. The other one, John and Alex Chidiac, is in the area as well and he's got a business over at Wentworth Point, which they sell, rent or whatever. So, they are very close to the ground there, we didn't use them to pick up everything there. We used some of the other local agents, we bought some stuff at auction, we made some enquiries ourselves, we used another agent, I think from Knight Frank, so we used lots of different methodology because with sites, if you, there's all these sites, so if you can't pick up this one and you've got this one, this one is no use to you. And like, generally, the incentive generally to pick up sites is to offer them more money.

10

██████: So what...

KINSELLA: That's the name of the game.

██████: At that time between five or seven years ago, do you have an understanding of Joseph Chidiac working in real estate himself or was it just his connections you were aware of?

15

KINSELLA: Probably the connections I would say. I think, probably, I can't a hundred percent remember, I know he was working in putting some stuff together with Prolet as well, so...

██████: So, you have an understanding that Joseph Chidiac had a relationship with the Jacobs brothers from Prolet at that time?

20

KINSELLA: And wish – when you go and do sites, you have to recognise the people that are in the area, and you have to try and not step on anybody toes because the (unintelligible), Prolet and me are fighting over the site. They already might own these two and what you want to do is, to a degree, work together because the reality is they're in the area or they're (unintelligible) than I was, and we are in the area. So, instead of fighting each other, driving each other crazy, and the other thing is when someone sees that Billbergia, Billbergia for right or wrong is seen

25

30

35

as the big guy in the area, right, even though we are not really that big, so they think Billbergia is chasing this land, it's worth four times as much as what it's worth.

██████: Right.

5 KINSELLA: Because they look across the road and see the twenty-five storey buildings

██████: Yep.

KINSELLA: And they say, well listen, Billbergia is big, they can pay a lot more than they really want, they're, chasing, so you try and get someone else to the deal.

██████: So, you don't tend to lose money on the deal.

10 KINSELLA: In development there is always risk. Every time you get a recession, fifty to sixty percent of developments go down, so it's a risk game, it's risk reward, I mean that's the name of the game. But basic what you want is, instead of, like when people know Billbergia are in the game it's always more expensive.

██████: Okay.

15 KINSELLA: Always.

██████: Always.

KINSELLA: So, then you try and get someone else to make a deal, and that could be a Chidiac, that could be Ray White, that could be Knight Frank, that could be whatever.

██████: Right.

20 KINSELLA: Like, generally the best way to buy everything, we buy at auction because that's the best way to get things.

██████: Right, so you mentioned that Andrew Ferguson, you had some memory that potentially Andrew Ferguson might've introduced you to Joseph Chidiac?

KINSELLA: That's right, like, we know Andrew (unintelligible) from CFMEU.

25 ██████: So, let's focus on Andrew and your knowledge of him.

KINSELLA: Yep

██████: Of him. When did you first meet Andrew?

KINSELLA: Probably twenty-seven years ago as General Secretary of CFMEU, I think it was actually BWIU at the time before it became the CFMEU.

30 ██████: Alright.

KINSELLA: Now is CFMEU or whatever now.

██████: What did he do at the (sneeze) CFMEU?

KINSELLA: He was the top guy in Sydney.

██████: Right.

35 KINSELLA: He was in charge, he was in charge in Lidcombe.

██████: Right.

KINSELLA: So he was the guy that stopped your sites and caused you every kind of hardship under the sun.

[REDACTED]: So, he had a very important role to your business.

KINSELLA: Yeah, well the thing is, if he didn't, if he was unhappy with you, he can stop your site as long as he likes. He'd come in on a safety issue and stop things.

[REDACTED]: Okay, and can you recall the meeting? Can you recall the events where Andrew Ferguson suggested that you liaise with Joseph Chidiac?

KINSELLA: I'm not sure if he suggested that, I think it might've been a cup of coffee and an introduction.

[REDACTED]: So it was just an intro.... Do you know where the coffee took place?

KINSELLA: From memory I think that's what it was, more than likely some place near Rhodes.

[REDACTED]: Right, and do you recall how you were informed to go to the meeting, did you understand what the meeting was for? Can you give me some details around that?

KINSELLA: You get introduced to people, like at the moment I'd probably get introduced to ten different subcontractors every day.

[REDACTED]: Right.

KINSELLA: (Unintelligible) steel works, painting works, signage (unintelligible).

[REDACTED]: Right.

KINSELLA: So, the game was all about connections and people and who you talk to. So, like there are so many introductions.

[REDACTED]: Right.

KINSELLA: It's difficult to say exactly when it happened. It's like meetings, I would have probably eight to ten meetings every day.

[REDACTED]: Would you have received...

KINSELLA: And that's six days a week.

[REDACTED]: Would you have received an email from Andrew or some sort of message from Andrew about that.

KINSELLA: I can't remember, probably, he might have probably called me up and I'm not sure if he left CFMEU at that stage, he possibly was. He possibly was, he was selling insurance with Coverforce.

[REDACTED]: Coverforce, right okay. So is it...

KINSELLA: It was probably was when he was selling insurance for Coverforce.

[REDACTED]: So, between five or seven years ago, you received some information from Andrew Ferguson to come and have a meeting, you had a cup of coffee somewhere in Rhodes with him and he introduced you to Joseph Chidiac?

KINSELLA: I believe (unintelligible).

█: I'm summarising.

KINSELLA: Would I swear on the Bible that's exactly what happened? I couldn't.

█: No.

5 KINSELLA: What I can say is, that's more likely what happened.

█: What's your best recollection?

KINSELLA: That's my best recollection, I'm not sure.

█: That's alright, that's okay. That's what we are trying to (coughs) elicit from you today.

10 KINSELLA: Yep.

█: Alright, do you have a recollection of that conversation of what Andrew Ferguson said to you about Joseph Chidiac or what Joseph Chidiac said to you about what could be achieved?

15 KINSELLA: Not really, it's like I had meetings last Saturday and I can't exactly remember what the bloke, the Lebanese bloke said to me about the development on Harrington Street, I can't remember exactly what he said at that meeting. So, something that might've happened whatever six seven years ago whatever, it was I can't remember. Obviously the vibes of the thing is that he's in the area, he knows the area well, and he might be able to help secure some of the sites. And you are interested in the area, he's got some connections in the area, perhaps you guys can work together, that's kind of what it would've meant anyway.

20 █: Okay alright, when he said you have some interest in the area, what part of the precinct could Joseph Chidiac helped you with? Was it East Rhodes, was it the Station Precinct or was it the whole lot?

25 KINSELLA: It was more, I believe, in the Station Precinct because we had an agent from Knight Frank working on, down Leeds Street, so at the stage he was more in that particular area, and it's very fluid when you're trying to get sites, you get the deal almost done, all of a sudden something changes or changes their mind and it can take another five years to get back to the same place as what you were in.

30 █: Did you have some understanding or do you have some knowledge of who Joseph Chidiac had connections with in the Station Precinct?

KINSELLA: Not really, but I, what I, like, Joseph brings me things from time to time, he brought me a site in North Strathfield, he brought sites in other areas. Like generally he say, a friend of mine owns this and would you be interested?

35 █: Did he ever say things to you of that nature, that he some connection with a person in Station Precinct?

KINSELLA: Which person?

█: Like is there someone that Joseph...

KINSELLA: It was more through the connection, like, after they didn't get any success you wouldn't pay them, so in a sense it's a bit like as a buyer's agent or seller's agent, if you give a property to an agent and he doesn't make a sale, you don't pay him commission, it's the same thing when someone is trying to get a site for you.

█: So, what...

KINSELLA: You have to pay them a fee or whatever.

█: Did you pay Joseph Chidiac to do some work for you in the Station Precinct area?

10 KINSELLA: He was paid when he managed to get an outcome, and the outcome in one case was, we were having a lot of problems in getting an anchoring on the sites beside us on the west. We had two very difficult neighbours, the other neighbours were good. (Unintelligible)

█: On that point who were you talking about at this stage?

15 KINSELLA: We were talking about Alice in Wonderland and we are talking about I-Prosperity.

█: Okay.

KINSELLA: Alice in Wonderland is the lady who owns 16 Walker Street and the other one was I-Prosperity that had the land about three thousand square meters here. In order to build a car park that went down eight levels, so we had to drill, put pylons in and then you put anchors in to hold the pylons in, because the rock condition there, normally sandstone the layers go like this, but there is a lot of shale and the layers go like this.

█: Right.

25 KINSELLA: So, when the layers go like this there's always risk of slippage into the hole. It's actually quite dangerous for people working in the hole with the slippage. So, we had to anchor back in pull everything in so (unintelligible)

█: And you would encroach on your neighbour's properties.

KINSELLA: So, you're actually anchoring under your neighbour's property.

30 █: Right okay.

KINSELLA: And it's a right that you have under legislation but they also can take you to court and say, listen, say there is another way of doing it that you can prop it, not anchor in. Propping in that depth of hole is totally impractical, but the neighbour, Alice in Wonderland with the seven square meters here, she got her four barristers and solicitors or whatever, and through the court that cost us, we had to pay for all of their cost as well as our own costs. And that went on for probably a year or

more and delayed the job, I told people waiting for stuff and constructions, so it delayed the job as well as the legal costs. The one on the other side, the I-Prosperty, had a view at the time that they were actually going to stop the project relatively early. So, they thought, well, you guys, if you had anchors underneath our block and the timing doesn't suit us, say you get stopped and you're only half way's up the car park, then we've got a real problem in excavating our land. So, even though that certainly that wasn't our intention, and we had the funding for the whole project anyway, but it took a long time to try and get them round and so we didn't end up with the same problem as the other side and spend two years in court, so we asked Chidiac to see if he could help because we knew he had some relationship with I-Prosperty.

5
[REDACTED]: So, what's that knowledge that you have that he had some type of relationship with I-Prosperty?

KINSELLA: I know through the grapevine that he had helped them get some of their land, some of the blocks of land, I think there was about seven blocks of land there.

15
[REDACTED]: That's Mary and Marquet Street?

KINSELLA: That's right, so we know I helped them negotiate some of those purchases.

[REDACTED]: And do you know what he did to help I-Prosperty to get that land?

KINSELLA: He probably negotiated with the vendors because there was two Polish blokes that had options or ownership or that sort of thing, I think [REDACTED] and [REDACTED] (sic) [REDACTED].

[REDACTED]: Yep.

KINSELLA: They had some options or ownerships or whatever.

[REDACTED]: Yep.

25 KINSELLA: And then there was some, there was an old lady, (unintelligible) I don't know what her name was. And then there was some deal with another company called [REDACTED], [REDACTED] or something, and then the whole thing, that unravelled because from what I can gather, the condition of purchase was that they had to have a DA got by a certain date, they didn't achieve that DA even though they were willing to pay for the site without the DA.

30
[REDACTED]: Is this [REDACTED] or I-Prosperty?

KINSELLA: That's [REDACTED].

[REDACTED]: [REDACTED], right.

KINSELLA: But the [REDACTED] pulled out of the contract.

35
[REDACTED]: Right, and your understanding was that [REDACTED] was involved at that early stage with the [REDACTED] brothers?

KINSELLA: Yeah, he was, again I wasn't at any meeting and I wasn't told any of that.

██████: This is just what you have heard.

KINSELLA: I've got a feeling he possibly knew about it.

██████: Okay.

5 KINSELLA: I don't even know that he ever met the ██████, I assume he may have but from what I can gather it's one or two of the other sites that's actually on the corner of Mary Street, I think that's where he had most influence on purchases.

██████: Okay.

██████: Do you know who owned those sites?

10 KINSELLA: I think it was an old woman on one of them, I think on the corner of Marquet and Mary Street, because we didn't have any interest there, the prices had gone sky high and the planning was uncertain because of overshadowing of the Union Square, it was always an issue. As you know, we are putting a heliostat on our building to get the sun, to shine for, a better word, on Union Square so it had already been overshadowed by Lang Walker's building, so we actually correct some of the issues, even old issues, by putting the sun onto the square.

15

██████: Okay, so there's a point in time when you have engaged Joseph Chidiac to do some work for you.

KINSELLA: Yep.

20 ██████: And I just wanted to cut this a bit short, but it was to assist you in getting anchoring under the I-Prosperity site?

KINSELLA: That's right.

██████: Okay, do you know how –

KINSELLA: Actually, because we were actually, I think we were actually in court, Bill McGarry was handling that. At the time we were in court, yeah, and I think we were certainly in a lot of legal discussions here.

25

██████: Do you recall what year this was at?

KINSELLA: (Unintelligible) Probably about three four years ago, somewhere like that.

██████: Three or four years ago.

30 ██████: So, by the time, Sorry ██████.

██████: You're alright mate.

██████: By the time you're doing it, IPG, I-Prosperity had actually secured the sites on Mary and Marquet?

KINSELLA: I don't know had they all the sites, but they certainly had most of them, yeah.

35 ██████: (Unintelligible).

KINSELLA: Because we were dealing, we wouldn't have been dealing with them if they hadn't secured the sites.

█: No, that's true. And what did Chidiac say to you about his relationship with I-Prosperty?

5 KINSELLA: He didn't specify. All I knew is that he had helped them with some of the sites and I asked him, listen, can you do something with these guys because we have a thousand people waiting to go on site to get working. And it was causing a lot of headaches, we had presales cut, we had DAs and everything cut, we couldn't start working.

10 █: Right.

KINSELLA: Without anchoring you can't start the project.

█: Okay.

15 KINSELLA: So, it was a delay in the whole project. So, what we, obviously we try to negotiate, we tried to get a, through legal and then you do whatever, where you can do, like, he did help in my view to persuade them that it wasn't a detriment to allow us to do that. Like, we had to pay the normal fees, which we did do for permission to anchor under their land and there's a (unintelligible) specific one that the court would award for that type of thing.

20 █: So, could I explore how that arrangement began with Joseph Chidiac. Did he approach you and say I can help you or did you approach him or was there some intermediary person saying, we could help you out?

KINSELLA: Obviously, it would have come through an introduction and that may have been Andrew Ferguson's introduction, so then he probably, again I'm not a hundred percent sure, he probably introduced me to the Prolet people and we look and see what they had and what, where we were going so we more or less wanted to know the point of me buying that in the middle of your area.

25 █: No, I was focusing on, sorry I may have not been clear enough, I want to explore the engagement of Chidiac to do the work with I-Prosperty. How did that develop. Did he approach you or did you go to him?

30 KINSELLA: No, we would have went to him because we knew he was helping I-Prosperty to acquire the sites, so obviously that meant there was some relationship there.

█: Okay, right.

KINSELLA: And again, it's all about relationship, especially with the Chinese, because I-Prosperty people running that were Chinese.

35 █: Yep.

█: I think what we need to determine is what came first, because you've spoken about Chidiac helping you be able to secure sites in the area and you think that's West Rhodes. Then there's...

KINSELLA: No, secure sites in the area was more East Rhodes.

5 █: East Rhodes, okay. So that's East Rhodes.

KINSELLA: Because we had most of the sites secured on the West because we were on that last section on the west.

█: Right.

KINSELLA: With quite some time.

10 █: So, which came first was it helping you with East Rhodes or helping you with –

KINSELLA: Yeah, it would've been helping with East Rhodes.

█: Because he had a pre-existing relationship with Prolet?

KINSELLA: That's right.

█: And then, so you already had a relationship with him at that point, okay that makes sense. And then you found out that he was, had a relationship with I-

15 Prosperity, so you then approached him and said, look, by the way...

KINSELLA: Can you help us here?

█: Can you help us here.

KINSELLA: Because we're spoken in legal negotiations that weren't really getting anywhere,

20 so it was worth the shot and the –

█: Okay.

KINSELLA: I'm assuming, like it was probably one of a lot of things that got it across the line and he was probably part of that, as well as the negotiations that our own guys were doing, and the legal guys and, like ah... from memory we ended up with

25 some kind of a conditional thing that if this happened, that would happen, and this happened, that would happen.

█: So, you mentioned earlier that you would pay Joseph Chidiac on completion of whatever work he did.

KINSELLA: Yeah, yeah.

30 █: Did he secure Billbergia the ability to anchor under I-Prosperity?

KINSELLA: Yeah, him plus the legal guys together came up with an arrangement.

█: Right, okay.

KINSELLA: To be able to do it.

█: And is that what happened, you got to anchor under I-Prosperity?

35 KINSELLA: We got to anchoring under I-Prosperity.

█: Okay, do you know how much you paid Joseph Chidiac for his work on that site?

KINSELLA: I got a, like, [REDACTED] would be able to find out through the system, but I think it was more than a hundred thousand dollars.

[REDACTED]: Alright, and do you know what actual work he did for that money?

KINSELLA: Well, it was probably part of the success in getting it to happen, so he would've saved us a lot of money (unintelligible)

5 [REDACTED]: So, it's a successes fee.

KINSELLA: That's right.

[REDACTED]: More than actual work.

KINSELLA: That's right.

10 [REDACTED]: Right, okay.

[REDACTED]: How did you come to that figure with Mr Chidiac?

KINSELLA: God only knows. Like, in the game we are in, it's often quite fluid in terms of, like when you are buying a property there's more a percentage in terms of what you pay people. Like, it was probably (unintelligible) result compared to the legal costs on the other side, this was cheap, very cheap. But on, we'll say buying property, you generally pay between point seven five and three percent on the value of the property when you're buying, similar if you were selling a property, so that's kind of what you would do there. On the like of that thing, it would've been more like, what's it worth, what you think is a good sum...

15 [REDACTED]: So, you, would you...

KINSELLA: That's kind of it. It's fluid.

[REDACTED]: Did you negotiate with Mr Chidiac?

KINSELLA: I can't recall negotiating with him on it.

[REDACTED]: Did he ever say, this is how much I want for this?

25 KINSELLA: I would say he probably sent the bill up

[REDACTED]: Right.

KINSELLA: And he probably said, is that okay, he probably did ask if I thought that was okay. And that sum was probably on the light side, if you consider the problems we had on the other side, and both crowds knew that because there was (coughs) a bit of interaction there, the women that we call Alice in Wonderland, we call her that because her property was worth three million and she wanted twenty million dollars for it. And it's still sitting there, alone, obviously with limited development, because it's only seven hundred square meters stuck between two blocks. So, the cost of trying to secure what we done there, as against the cost of securing, which was a much longer boundary over here...

30 [REDACTED]: Yep.

35

KINSELLA: Was, obviously this one was much, much better.

██████: Do you know the time frames that Joseph Chidiac took to accomplish this negotiation with I-Prosperty?

KINSELLA: It went on for months. Like, it would've been, in my view, somewhere between
5 six and twelve months.

██████: Alright, so I'm going to show you a document, John. It's the invoice from Joseph Chidiac and Associates. It's D10604757 for our records, and it's got a signature at the bottom of that. Can I get you to look at that? Is that your signature on that document?

10 KINSELLA: It certainly looks like it.

██████: Right.

KINSELLA: My signature, let me put it this way, my signatures, the bank at times refused to pay cheques with my signatures on it. At the same time, the Commonwealth Bank paid out cheques that didn't do any signature on them.

15 ██████: Right.

KINSELLA: So that, it may be my signature.

██████: Maybe. Alright, I'll show you the tax invoice. It's dated 11/7/18.

KINSELLA: Yep.

██████: And it's for the advisory services.

20 KINSELLA: Yep.

██████: To resolve issues with I-Prosperty and Billbergia in reference to Marquet and Mary Street.

KINSELLA: Yep.

██████: And I think that's what we have been talking about today, for the amount of two
25 hundred and twenty thousand dollars.

KINSELLA: That could be right. I didn't know the figure like this, the figure, I haven't looked at this like the, with the bills, we did it, obviously it came, and I signed it off, more than likely. So, I didn't even know the figures, like I don't know with any of them because I don't do the accounts.

30 ██████: Okay.

KINSELLA: (Unintelligible).

██████: So, does that figure strike you as reasonable in these circumstances?

KINSELLA: Oh yeah, compared to what happened on the other side, this was for free in comparison.

35 ██████: Right.

KINSELLA: Of what happened on the other side.

██████: Okay, did you get any written reports from Joseph Chidiac as to his progress on his advisory services?

KINSELLA: We probably pushed him and said, listen, get fucking something done.

██████: Yeah.

5 KINSELLA: Like, that's kind of (unintelligible).

██████: But did he provide any written reports as to the outcome of what he was doing? Or did he...

KINSELLA: Not that I know of. But then in saying that, because I wasn't dealing with this the whole time, it was the guys on the construction, I can't remember seeing what the legal people's reports were coming through (unintelligible).

10 ██████: Right.

KINSELLA: Because we had barristers and solicitors.

██████: Alright, but none the less.

KINSELLA: I can't recall any of the barrister's or solicitor's –

15 ██████: Right.

KINSELLA: - reports in terms of where they were up to on the other side or on that side for that matter.

██████: So, from what I can...

KINSELLA: Not that I know the exact bills that the barristers or the legal people charged.

20 ██████: Who would Chidiac have been dealing with on a day-to-day basis in relation to this? From your, in your (unintelligible) –

KINSELLA: I probably would have gone, listen, can you do something here, yeah.

██████: So if he said...

KINSELLA: (Unintelligible).

25 ██████: (Unintelligible).

KINSELLA: If it was a five-minute job or a twelve-month job.

██████: Yep.

KINSELLA: All I was interested in is getting the results of, we could get the people on the job.

██████: So, if he report to you and say, look, for example, I've met IPG, they've got these issues but I think we can overcome them, would he report that to you?

30 KINSELLA: What I would say is, from memory, he went to some meetings even with some of our other guys, from memory. I can vaguely remember some people saying, Joe Chidiac was there at the meeting or whatever, to try and get some traction.

██████: Yeah.

35 KINSELLA: On getting this done. Now, I'd have to go through the guys if you, I can take that on notice and go and ask other people.

█: No, we are just asking your recollection, do you recall you were interacting with him on a regular basis?

KINSELLA: I didn't go to any of the meetings with either I-Prosperity or Alice in Wonderland in relation to this.

5 █: Okay, but would he report back to you and say I've been to the meeting, or would you get that from your internal staff?

KINSELLA: Our internal staff would've probably said to me, listen, Joseph is trying to get something done, it's hard work.

█: Yeah.

10 KINSELLA: That's the kind of thing that we would get back.

█: Alright.

█: Well, on that point, let me show you this document, it's D10595490 for our record. This is a diary record of meetings between yourself and Joseph Chidiac that your company provided –

15 KINSELLA: Yep.

█: - to us. There is nine meetings –

KINSELLA: Yep.

█: - from 2016 to 2018. In reviewing that document, which is your record, is this, these meetings, is that where you may have discussed issues or outcomes that you've engaged Mr Chidiac to do things for you?

20 KINSELLA: I would say that is probably in relation to a lot of the properties that we were working on at Rhodes and...

█: Okay.

KINSELLA: Rhodes East.

25 █: Alright.

KINSELLA: I'm just looking at the dates here 2015 to 2018.

█: Well, just on that point about Rhodes East.

KINSELLA: Yep.

█: I'll show you another tax invoice, it's D10604759, where it appears that Joseph Chidiac and Associates have sent you an invoice for business referral to Llewellyn Street Rhodes.

30 KINSELLA: Yep.

█: Is that something that you engaged Mr Chidiac to do something for you at that address?

35 KINSELLA: That would have been the case, I would have to go through the files with people in accounts to see what one this exactly is, but 2 Llewellyn Street was down close

(unintelligible) Prolet had their land. So, we ended up doing a deal with Prolet where we purchased their sites on the northern side of Llewellyn Street. So, we've got all the land expect for one block that's owned by Polish bloke, which we were finding it difficult to get it, down on to Llewellyn Street. And Joseph Jacob then owns from Llewellyn Street south which got just him right up to Ecove's land.

5

██████: Do you know who owns number 2?

KINSELLA: Who owns it now? I'm assuming that we own it.

██████: Right. At the time this tax invoice –

KINSELLA: Number two I'm assuming is on the Northern side of Llewellyn Street, is it?

10

██████: Right. So, at the time, this tax invoice is dated February 1 2016 or 1st of February 2016. There's a signature at the bottom of that document, is that your signature, John?

KINSELLA: Yeah, that's actually probably mine, although I usually put a dot over the 'i'. If you look at most of my signatures with that there's a good chance that, yeah, yeah.

15

██████: Yeah, copy (unintelligible) scan copy of these things.

██████: Okay, so, that's a business referral.

KINSELLA: Yes.

██████: It says on the invoice business referral, do you know –

20

KINSELLA: That's right.

██████: - Do you have a recollection of what he did for that payment?

KINSELLA: He would've helped secure that ...

██████: The option to purchase that property, is that what that's for?

KINSELLA: Yep. He would've secured that. I'm not sure of the exact circumstances of it but he would've helped secure it.

25

██████: And the price is a hundred and ten thousand dollars payment.

KINSELLA: That's right. Yeah, the GST plus that. A hundred plus, yeah, that's right.

██████: Yeah, a hundred thousand plus GST.

KINSELLA: That's right.

30

██████: In reviewing that document now, is that something that you find reasonable for –

KINSELLA: Yeah, of course.

██████: - the potential –

KINSELLA: Yeah, sorry, what's the –

██████: - development opportunity or purchase opportunity for that address?

35

KINSELLA: Yep. Say this sold for, I have no idea, but I'm sure it's somewhere between one or two million, I think this is quite a small block from memory, so...

██████: Is that something you have a recollection of speaking to Joseph about?

KINSELLA: No, to be honest, at this time 2015, we were turning over 1.5 billion a year. The amount of invoices that comes and goes, and people in the office are looking after them because we were in the middle of a big project in Brisbane at the same time, we were in the middle of the southern Wentworth Point at the same time. We were trying to get things going in Camelia at the same time, so every transaction of a hundred thousand or fifty thousand or even a million dollars I don't recollect them because –

5

██████: No, that's okay.

10 KINSELLA: - there are so many transactions.

██████: Alright.

KINSELLA: As you know, each project – at one stage we had presales of almost three billion dollars. So, for such a small one like this, like, really in a sense what Joseph was trying to secure sites, and in a sense even the deal that we done with Prolet. First of all, not to stand on each other toes so we could secure a block of land.

15

██████: Yep.

KINSELLA: And then him ultimately selling to us in Llewellyn/Blaxland Concord Road, kind of all eventuates from the same place.

██████: Right.

20 KINSELLA: Like, we've had a lot of, I suppose, failures in terms of planning.

██████: Yep, okay, so –

KINSELLA: Which hasn't helped us in the whole thing.

██████: So, I think from what I understand of your testimony so far is that, Joseph Chidiac is a man on the ground, has substantial connections in this area.

25 KINSELLA: Yep.

██████: You were introduced to him initially by Andrew Ferguson, to the best of your recollection.

KINSELLA: Yep.

██████: And your used Joseph from time to time to help out with problems, effectively, to –

30

KINSELLA: That's right, yeah. Like, this is actually quite small I would say, in the figures here compared to most...

██████: Alright, okay.

KINSELLA: Purchasing.

35

██████: And just to clarify, you have an understanding that Joseph Chidiac and the Jacob brothers have a pre-existing relationship?

KINSELLA: I believe so.

█: Okay.

KINSELLA: For how long I have no idea.

█: Alright.

5 KINSELLA: But he would've introduced me to them and maybe it was only through there, through the land there that they got introduced.

█: Right.

KINSELLA: And again, Andrew Ferguson was probably the one. Andrew Ferguson is kind of an introducer, that's probably how he...

10 █: An introducer, oh okay.

KINSELLA: Yeah, that helps him with his business, because what he is, he sells insurance for Coverforce and his job is to drum up new business.

█: Alright.

15 KINSELLA: So, when you drumming up new business, it's all about the connections. Like, the first thing you start to do when working with builders...

█: Right.

KINSELLA: Developers...

█: Right.

20 KINSELLA: Then you hire Chinese staff to try to get into, like, retail and whatever with the Chinese to get them, so, I believe he's built up a lot of business for Coverforce.

█: Do you know the Mayor of Canada Bay, Angelo Tsirekas?

KINSELLA: Yep, yep.

█: Okay. When did you first meet Angelo?

25 KINSELLA: Again, we probably would've met him from when we bought in Rhodes first, like those early stage in Rhodes.

█: Ten odd years ago?

KINSELLA: Ten, twelve years, something like that.

█: Ten, twelve years ago. Do you recall the circumstances in which you first met Angelo?

30 KINSELLA: Oh, good God, probably not, no, it's a long time. Probably, it's probably on the – once you get newsletters coming out from them, we probably would have put in DAs for that first site. And we probably met him in the council chambers, like when we were seeking, say – and in the old days, the Councillors generally used vote on DAs and whatever, now it goes to panels, most of that stuff is on, like, the council staff makes recommendations, it goes to IHAP and other different kinds
35 of panels and those panels make decisions.

█: So...

KINSELLA: There is, I don't think the IHAPs and whatever were there in the early days, I think it was actually voted on by the Councillors.

█: Right, okay.

5 KINSELLA: But generally, the Mayor, I don't recall the Mayor ever voting on any of our stuff. Because the Mayor only voted when there was a locked situation anyway, so I never recall him voting.

█: How would you describe your relationship over these years with Angelo?

10 KINSELLA: I would say Angelo is tough, he's a socialist, the whole family, because I've been told his father was quite a socialist. So, like, you have to get on with everybody and naturally why would you pick a fight with anybody, we brought a lot of stuff to the council to show the benefits of infrastructure and to do community things like providing parks and all that kind of thing.

█: Right.

15 KINSELLA: So, we would've had a cordial, generally, relationship in terms of we would put things to them, sometimes they'd lead you down the garden path, and it's happened at Canada Bay Council. Like, right at the moment, I would say they are one of the more difficult councils in Sydney.

20 █: Right, so in the last ten or twelve years, have you had the opportunity to have social events with Angelo and?

KINSELLA: Yeah, yeah. Like, we do a lot of work overseas and we invite, like we've had ministers, we've had councillors, we've had mayors, we've had people in all areas of business, we run functions. Like, we've been working up at Cambodia about fifteen years. We've been working with (unintelligible). In Cambodia we formed an orphanage, we had a couple thousand kids there. Now we build houses for the poor people up there, we run schools, we run kindergartens, we run health centres, we've got mother and baby HIV transmission programmes, so we've got all those things running up there.

25 █: Right.

30 KINSELLA: We've got operations we run in the Philippines, where cleft palate and that type of thing. We also fund an operation (unintelligible) Sisters of Good Shepard.

█: So that's the Billbergia side of charity things, what about your –

KINSELLA: So that's the charity thing that we do, yeah. We invite them, the people from, however (unintelligible), because when we invite, (unintelligible) Lebanese developers and contractors and suppliers in order to help fundraising for these things we do. So, it's always good to have a few people from whatever level of

government, whether it's federal government or state government or local government, to come because people feel more important, I suppose, when you've got that, so he's come to several functions.

██████: Are they the charity functions?

5 KINSELLA: The charity functions.

██████: Have you invited him to more intimate social functions with yourself or others?

KINSELLA: We've been to, we've been out for a couple of dinners. He actually invited me to some dinners, again for his, what do you call it? Networking. For instance, at local Concord Hospital, he asked us if he would sponsor some events with the local hospital, Concord Hospital, which we did do, we sponsored some, there's a lady there called ██████.

██████: Yep.

KINSELLA: Which we went to a dinner with, which the Mayor invited, only invited ██████ ██████ that was a fun introduction but it was really to get some help for the hospital.

15 ██████: Right.

KINSELLA: In terms of, that kind of thing.

██████: Did you, did Angelo ask you for assistance in any other charities? Or...

KINSELLA: Like, (unintelligible) for assistance, they, we went to the polo club function several years.

20 ██████: The water polo club.

KINSELLA: The water polo club and we do sponsor that only on a small level, only five thousand dollars I think, something of that nature.

██████: Did Angelo ask you for that?

25 KINSELLA: No, I think he would've asked us to go to the function and I think it was some of the others guys that was there actually asked us would we sponsor.

██████: Right, and when you say the other guys, they were?

KINSELLA: In the water polo club, I can't think of his name, but he works for ██████ in Rhodes, he's actually, his son committed suicide a few years ago, I can't think of his name, I'm terrible with names.

30 ██████: Right.

KINSELLA: But he's the one that would've asked us for the sponsorship and that. Again, we were asked, would we be interested in sponsoring the Tiger Leagues Club, which we haven't sponsored them yet, but we've been asked several times, would we be interested (unintelligible)

35 ██████: And who has asked you to do that?

KINSELLA: Again, I think Angelo might've said to us, would you be interested in
(unintelligible)

█: What about Kokoda?

5 KINSELLA: I don't believe we've sponsored, I'll ask the guys to go through the books and see
if we have sponsored anything on Kokoda. But again, I know that the guys go up
there, because...

█: Right.

10 KINSELLA: Like, I've been invited to the Kokoda trail in Sydney and Concord several times,
which I've been there, not the midnight, the twilight, when they open, so I've
been to those functions quite a few times.

█: So...

KINSELLA: And he is generally there as well.

█: Right.

KINSELLA: If he's not up in Kokoda, up in New Guinea, he would be there.

15 █: Right, just stepping back a moment, we were talking about social functions and
interactions you've had with Angelo, and you've said you've had a couple of
dinners. Do you recall when and where that may have taken place?

20 KINSELLA: Oh shit. From memory, there was one I can remember in, I think in Darling
Harbour. I don't remember the time frame, but I know there was one there, but I
can't remember discussions and whatever it was (unintelligible)

█: Well, let's focus on that dinner at Darling Harbour.

KINSELLA: Yeah.

█: Do you have any rough estimate of time at all when that may have taken place?

KINSELLA: Probably would've been, it would've been the last three years, for sure.

25 █: Within the last three years.

KINSELLA: Because from memory, and it's only from memory, I think he was back in the
council when, because he wasn't in the council for a couple of years.

█: I understand from '16 to '17 from June '16 to September '17, he was running for,
or he wasn't in council.

30 KINSELLA: That's right.

█: He was running for the Federal seat of Reid. Does that recollect with your
memory?

KINSELLA: That's right, yeah. I can't remember the date, but that's, yeah.

35 █: Okay. So subsequent – so, after September '17 there was a dinner with yourself at
Darling Harbour.

KINSELLA: Yeah, that's right.

██████: What was the purpose of that dinner?

KINSELLA: To be honest I can't recollect what it was, again, and this is a probably or maybe, it's probably him looking at some fundraising for some of his favourite charities. Or it may have been us wanting to put something to him because we were asked
5 by the council about, a number of years ago, it must've been in the old General Manager's time, to look at black water treatment.

██████: Is that Gary Sawyer you're talking about?

KINSELLA: Gary Sawyer, that's right. And we actually, we put a lot of, we put nearly two million dollars into this to put a black water treatment programme together for
10 them, for the council.

██████: So, is this something you recollect talking to him about at the dinner?

KINSELLA: I would've spoke to him about that at dinner, because how that happened is we put the whole thing together.

██████: Right.

15 KINSELLA: We thought it was a goer, we were putting a huge tank in Marquet Street to handle this because at the time I think we were in a little bit of drought, and recycled water was one of the big things, and the council said they wanted to do recycled water at Rhodes. So, we went to negotiate with two groups, Pro Systems and Viola(?), and design the whole system to care for the whole area.

20 ██████: Right.

KINSELLA: And then we were only told by the council, when we had it all together and contract's almost signed, that another community wouldn't see much benefit in that. Like, on some things they didn't, they really push you off, right?

██████: So, there was a bit of a hurdle for you over this treatment.

25 KINSELLA: Yeah, because we thought it was actually, especially when we were asked to look at it –

██████: Right.

KINSELLA: - and put something together, we thought that, we had the shits a little bit about it.

██████: Right.

30 KINSELLA: Then we looked at putting some other planning proposals to council, generally for infrastructure type of things. Again, at this stage it became clear that, the guys will say that Councillors, even probably the top staff wasn't running the planning, it was the more junior guys seemed to be running the planning, as against the, you know, the higher bureaucrats, or the political people.

35 ██████: Right. So, do you have a recollection of speaking to Angelo about your problems at this dinner?

KINSELLA: I would have because I always take the opportunity to talk about problems with council, which I always had.

██████: Right okay.

KINSELLA: So, I mean it would've happened as a matter of course.

5 ██████: Do you have any recollection of what Angelo said to you in response to your issues you raised with him?

KINSELLA: Angelo would always say, "talk to staff".

██████: Right.

KINSELLA: That was, it wouldn't cover all of that, Angelo would always do, is talk to staff.

10 ██████: Right.

KINSELLA: So he would always send you back down the road. So, you really wouldn't get anywhere with Angelo, even if you put something good in front of him, talk to staff.

██████: Right.

15 KINSELLA: You put something that, you could put an all new rail line, talk to staff.

██████: So, what was the purpose of the dinner in the first place though?

KINSELLA: Sometimes you wonder with dinners, like I honestly don't know what was the purpose of dinner. I suppose you people...

██████: I mean, it's –

20 KINSELLA: You people network, I suppose they do. I can't really recall if it had a specific purpose, but I would suspect it didn't have any outcome anyway if it had a purpose.

██████: What, who else was present at this dinner?

KINSELLA: I don't know but Chidiac may have been there. Chidiac may have been...

25 ██████: So, if there's no specific purpose for the dinner and you get the general response from Angelo to go and seek council's opinion...

KINSELLA: That's right.

██████: I'm trying to understand why even bother in the first place?

KINSELLA: How many dinners have you gone to that really didn't have much purpose or

30 ██████: Well, I'm asking you, I don't know.

KINSELLA: (Laughs) That's right, that's what I'm saying.

██████: You're the developer in the area having a dinner with the Mayor of council, but you're telling me on one hand there's really no purpose in the dinner when he's

35 ██████: not going to help you or do anything.

density. And by the way, it was the state government that was looking after that. The council, I don't even really know even today how much involvement of the council, the government tells me they're doing it. I do know they were meeting with council once a month, outcomes of any of that, I have no idea.

5 [REDACTED]: Who picked up the tab for that particular dinner?

KINSELLA: Don't know.

[REDACTED]: Were there, sorry.

[REDACTED]: No, I was just going to say, so Angelo –

10 KINSELLA: I'm assuming, again I'm assuming. I didn't pick it up, so I'm assuming that would've have been picked up by the Mayor. That's what I'm assuming.

[REDACTED]: Why do you assume that?

KINSELLA: Because I didn't pick it up.

[REDACTED]: Why do you know that?

KINSELLA: I didn't pick it up.

15 [REDACTED]: You have a clear recollection of that?

KINSELLA: I have a clear recollection that I didn't pick it up.

[REDACTED]: Alright.

KINSELLA: And the same way when you go, even have a cup of tea with any government body or political people, even a cup of tea, they won't take it.

20 [REDACTED]: Have you had, apart from this dinner with Angelo, had opportunities to meet him in other restaurants or cafes?

KINSELLA: (Unintelligible)

[REDACTED]: Any other social events?

KINSELLA: Yeah, yeah.

25 [REDACTED]: I'm excluding official council functions like Mayoral Christmas functions and that sort of thing.

KINSELLA: Oh yeah, I got, I was at last year's Mayoral function, I wasn't at the year before, I was at the two (unintelligible) ones before.

[REDACTED]: Yeah, I'm excluding those, that's fine. I'm just talking about more...

30 KINSELLA: Then I was at the one they have for awards, which was held in the Phoenix restaurant in Rhodes. I've been at a few of them with the council, they hand out awards to different groups.

[REDACTED]: But I'm more focusing on you, Angelo and a small group of people, not an official type setting, more like, let's go and have dinner, let's go and have a cup of coffee, let's just meet.

35

KINSELLA: We were, probably a couple of us were, like I don't remember where with the Tigers, some people from the Tigers Club. I think, I'm not sure, the CEO or whatever (unintelligible) but the bloke (unintelligible) that were the Tigers, he was actually Australian Rules before.

5 [REDACTED]: Right.

KINSELLA: So, we were at some function with him, again I think it was part of the process of seeing if they could get us involved in sponsorship of the Tigers League Club.

[REDACTED]: Just a quick question about –

10 KINSELLA: I think there may have been actually a couple of functions, we were even at the big, big function at Darling Harbour long time ago.

[REDACTED]: John, I just want to ask you a couple of questions about Angelo and Joseph.

KINSELLA: Yeah.

[REDACTED]: They are obviously known to each other.

KINSELLA: Yeah, absolutely, and I think it's obviously through the Labor Party.

15 [REDACTED]: Yeah, so –

KINSELLA: And again, Andrew Ferguson is part of the same Labor Party, I'm not sure they're all in the same branch but, like, I've heard through the grapevine again that those guys don't get on as well anymore even though the two of them are sitting on council.

20 [REDACTED]: Okay.

KINSELLA: From what I can gather, they are not the best of friends anymore, but they were good friends. I was actually at Angelo's father's funeral, back I'm not sure, a number of years ago now, not that many years, about three four years, something of that nature.

25 [REDACTED]: So, it would have been obvious if you are sat at the table with Joseph and Angelo, that everyone knew who everyone was, it was obviously pre-existing relationships, yeah.

KINSELLA: I mean people are in the area a long time, we were in the area a long time.

[REDACTED]: Yeah, so Angelo knew you, knew what you did, he knows Joseph, he knew well.

30 KINSELLA: Of course, of course.

[REDACTED]: And I assume he knew that there was a relationship between yourself and Joseph that involved securing sites and helping out with various...

KINSELLA: I don't know whether he knew or not...

[REDACTED]: That would've been no secret, I assume.

KINSELLA: I suppose it wasn't a secret, in a sense. But did he, do I know for certain that he knew that Joseph was working for me, I don't know. Like, Joseph (unintelligible) I'm working for John, I'm picking up sites, I never recall him saying that.

5 [REDACTED]: No. But I assume it might have been a bit awkward otherwise because Angelo might've wondered why Joseph was there?

KINSELLA: I don't know, I'm assuming that those guys were probably mates, like if they are in the Labor Party together. And, again, I'm only assuming are they in the same faction, are they in the same, what do you call it, ward or whatever (unintelligible), branch, that was the case I'm assuming that they know each other pretty well.

[REDACTED]: And that assumption rolls over into assuming that Angelo, and there was no secret that Chidiac was working for you around that time. Not on a sort of pay as you go basis but on a sort of –

KINSELLA: Well, he certainly wasn't a P-A-Y-E, that's for sure.

15 [REDACTED]: Yeah.

KINSELLA: And like, I'm assuming, and again, it was the assumption that Chidiac was working for other people within Sydney because I don't think he would've made enough money for me to actually survive, because you can see he hasn't got many cheques in a period of so many years, so I'm assuming he was helping other people in other areas. But again, that's an assumption that I don't really know.

[REDACTED]: So, apart from, and I just wanted to touch again back on my question, Mr Kinsella, about your social interactions with Angelo Tsirekas, and you've told us about one. Do you have any recollections about others?

KINSELLA: I've told you about several.

25 [REDACTED]: Several.

KINSELLA: No, I've told you about several, I've told you that in the Phoenix restaurant, I've told you in Darling Harbour, I've told you in Angelo's on, where we had the Christmas parties, I've told you that we actually had one with the lady [REDACTED] up in the hospital. So, I've told you about several.

30 [REDACTED]: Okay, and has those social event,s have they included Joseph Chidiac as well?

KINSELLA: Does he go to the Christmas party; I can recall seeing him at one or two of the council Christmas parties. Is he a fixed event there, or does he give speeches, I don't (unintelligible).

[REDACTED]: Alright, what about Oliveto, have you been there with Angelo Tsirekas before?

35 KINSELLA: Yeah, at the Christmas parties, I think we had two Christmas parties there, with the council Christmas parties.

██████: Ever been there for a private social function with Angelo?

KINSELLA: Yeah, that's where we were with ██████.

██████: Was Joseph Chidiac there?

KINSELLA: No.

5 ██████: What about attending Grand Finals, NRL grand finals?

KINSELLA: Did I, how many grand finals have I been at?

██████: Do you have a recollection attending a grand final with Angelo Tsirekas?

KINSELLA: Not a grand final from memory. I think, how many grand finals was that or was that Parramatta the year they won was in The stadium. I was invited to one,

10 (unintelligible) it wasn't the grand final. Balmain, they haven't been the grand final a long time. They, I was invited to that, ██████ was there, I was there. Again, they were, that was an invitation from, I can't think of his name, you probably, you probably know the bloke from the Tigers over there, but I was invited to that, again I see ██████ at that event. I'm not sure that the Mayor was

15 there, I'm not sure. He could have been but I'm not sure that he was.

██████: You're not sure, alright.

KINSELLA: He could very well have been there. I remember getting pies and meeting ██████, that's all. Meat pies, and the tigers lost, but ██████ was actually, he said to the guys, listen, I'll give them ten thousand dollars a man if they win this match.

20 ██████: Right, okay.

KINSELLA: They didn't win, that was for the Tigers team. I can remember that, that's how I remember that particular one, because ██████ was there.

██████: Okay.

KINSELLA: You know ██████?

25 ██████: Yep. Throughout your proposals and development applications, I understand that voluntary planning agreements are something that council can engage in from time to time. Did you ever discuss a voluntary planning agreement with Angelo Tsirekas in relation to the Station precinct, and I'm talking about the whole precinct?

30 KINSELLA: Did we discuss it with council, yeah of course.

██████: Okay, I'm asking did you discuss it with Angelo Tsirekas?

KINSELLA: He was part of the council, so we would've, in that sense we went to council meetings. We put on a ...

██████: Let me focus...

35 KINSELLA: On display...

██████: Yep.

KINSELLA: What we were suggesting to the Councillors for them to vote on it, yeah.

[REDACTED]: Let me focus this question a little bit better for you. Did you have any private discussions with Angelo Tsirekas in relation in relation to voluntary planning agreements over the Station Precinct?

5 KINSELLA: I don't recall any private ones, but it's possible we did, but I don't recall any of them.

[REDACTED]: Why do you say it's possible? Is it something you may have done?

KINSELLA: It's possible we may have spoken to, like when we come up with a good idea, we tend to share it.

10 [REDACTED]: And how would you share it?

KINSELLA: Like for instance, okay, we put a proposal forward with government, an unsolicited proposal to build a metro rail from Sydney right out to new airport,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Couple of months after, we actually put it in the proposal, it was knocked back because it didn't reach the uniqueness, it has to be unique, like it's only about half of one percent of unsolicited proposals get through. So, it didn't reach the uniqueness but six weeks after the proposal got knocked out, the government said we will build [REDACTED], which was exactly the same thing, there were a couple of different stations (unintelligible). So, got (unintelligible) with others to put in planning proposals at all levels of government, state, federal, [REDACTED]

25 [REDACTED]: Yep.

KINSELLA: In Camellia to north, south and east in order to get up. So, do we solicit good ideas that we think that is going to be good for the area and good for development and good for the city, absolutely.

[REDACTED]: Okay.

30 KINSELLA: I have no problem in that.

[REDACTED]: So...

KINSELLA: Did I talk to Angelo privately about a particular idea, it's possible, maybe not probable but it's certainly possible.

35 [REDACTED]: I'm talking about voluntary planning, did you float your VPA idea to Angelo directly?

KINSELLA: We may have, I can't recall doing it so, if you say to me, listen, when did you do it, (unintelligible) did you it? I don't recall that we done it. Is it possible that we mentioned a planning agreement, of course it is.

█: Is it possible...

5 KINSELLA: Because we're, that's in a sense how we operate.

█: Sure.

KINSELLA: We work, most of our developments, I'd say, are big sites. We want to add to them, that's why we do community service, we do libraries, we do roadworks, we do bridges, we do all of that, nature of things. And now government is talking about getting rid of planning proposals, which they may very well do. We think it's a pity in a sense because it may (unintelligible), because government isn't always there, to upgrade a railway station.

█: And...

KINSELLA: Government isn't always there to provide land for a school.

15 █: Right.

KINSELLA: Or build a school when a school is needed, government isn't there, like, if we didn't build a bridge going from Wentworth Point to Rhodes, it would never have been done, ever. At the moment, we are trying to get a bridge built between Melrose Park and Wentworth point. The guys that have land on both sides, just down stepping up to the plate, to actually go and do it.

█: Do you have any recollection of Angelo, in response to you having these discussions with him about voluntary planning agreements, ever promise you anything in return?

KINSELLA: Angelo would never promise anyone anything.

25 █: Okay. Do you have an understanding if Angelo has any relationships with members of I-Prosperity?

KINSELLA: Not that I know.

█: You have no knowledge of that?

KINSELLA: Not that I know. I did say to Angelo often that we thought that I-Prosperity were getting better deal than us. But that may be sour grapes whatever, that may be just my opinion or my view, but I thought that some of our sites were better placed to take some more density, but that's life, you win some you lose some.

█: So, you've heard nothing, you have no knowledge of Angelo having a relationship with members of I-Prosperity?

35 KINSELLA: Of a relationship? There's a – no, none at all.

█: Sorry, you were about to say something else.

5 KINSELLA: Because I believe that I-Prosperity site has different owners than investors and the bloke that is actually in charge of I-Prosperity, from what I can gather, is in America now and can't be found. And then there was, I think there was a smaller part owner, I have no idea what arrangements that another company that was with them (unintelligible) so I don't really know if Angelo really ever met or didn't meet I-Prosperity.

█: Alright.

KINSELLA: Because the only arrangement we had with I-Prosperity, I remember meeting a fat bloke from I-Prosperity one night in the Phoenix restaurant.

10 █: When was that?

KINSELLA: It must've been three four years ago, probably three years ago.

█: Who else was present at that meeting?

KINSELLA: There was the fat bloke and I think a woman or something, Belinda, I think. I'm not sure if she's I-Prosperity or she's another company that is associated with him.

15 █: Who else was at that meeting?

KINSELLA: I can't remember who else. I can remember those two at the meeting because Belinda, after we sorted things out with the anchors, she invited me lots of times to come out to eat or do this or do that, come for dessert or whatever, which I never took her up on.

20 █: On this occasion you did?

KINSELLA: To meet the guy, the big guy, yeah, because we...

█: Was the big guy you were referring to as the...

KINSELLA: The fat guy.

25 █: The fat guy is the CEO?

KINSELLA: He must be the CEO, yeah.

█: Or the owner of I-Prosperity?

KINSELLA: Of I-Prosperity.

█: Right.

30 KINSELLA: Now, at the same, the reason why we would have met him there, we were building a building up at North Sydney, 88 Walker Street, we were putting a hotel and some office space on it, so it's beside the – do you know the Firehouse Hotel?

█: No, I don't.

KINSELLA: It's an old heritage hotel (unintelligible). So the guys from I-Prosperity at the time were buying hotels in Sydney.

35 █: Yep.

KINSELLA: And they were actually putting in an offer to, they were certainly looking at that particular hotel, we in the meantime on sold it to a Singapore group, which were lucky because I-Prosperity's (unintelligible).

5 [REDACTED]: Right, okay, so this dinner this meeting that happened at the Phoenix restaurant, this is the Phoenix restaurant in Rhodes?

KINSELLA: I believe it was, it's somewhere around there, or Oliveto's place, one or the other (unintelligible).

[REDACTED]: Sorry, he was somewhere else?

10 KINSELLA: No, it was in Rhodes, it was either Oliveto's or the Phoenix, it was one of those two.

[REDACTED]: Oliveto's or the Phoenix, okay. And you met the fat guy as you called him.

KINSELLA: Yep, one of those.

[REDACTED]: And Belinda?

15 KINSELLA: Yep. I can't remember his name, I shouldn't be calling him the fat guy (unintelligible).

[REDACTED]: No, that's how you describe it.

KINSELLA: It's not a nice thing to say, but he probably can't hear us.

[REDACTED]: Can you recall who else was present?

KINSELLA: I can't, no.

20 [REDACTED]: Was Joseph Chidiac there?

KINSELLA: Not that I can remember, but he possibly was there, but not that I can remember.

[REDACTED]: What about Angelo Tsirekas?

KINSELLA: Oh, certainly not.

[REDACTED]: What about Andrew Ferguson?

25 KINSELLA: No. (Phone rings, Kinsella answers) [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
30 [REDACTED]
[REDACTED]

bye. I'll have to go guys.

[REDACTED]: No, that's alright.

KINSELLA: [REDACTED].

35 [REDACTED]: I'll just ask you a few quick questions and then we will finish up.

KINSELLA: I got to go.

KINSELLA: Absolutely, absolutely.

█: Alright, and has there been any threat, promise or offer of inducement held out to you to participate in today's interview?

KINSELLA: No, I wish there was but (laughs).

5 █: Fair enough, well since that's it, mate, we'll stop the interview and thank you for your time.

KINSELLA: Thanks (unintelligible).

INDEPENDENT COMMISSION AGAINST CORRUPTION

RECORD OF INTERVIEW BETWEEN INVESTIGATOR [REDACTED] AND CHUN ZHOU AT LEVEL 7 255 ELIZABETH STREET SYDNEY ON 5 MAY 2021

5

TIME: 2:10PM

PRESENT: [REDACTED]
[REDACTED]

CHUN ZHOU

10

[REDACTED]: So, this is a electronically recorded interview, for the record my name is [REDACTED], I'm an Investigator with the Independent Commission Against Corruption, the time now is ten past two in the afternoon on Wednesday the 5th of May and I'm currently located at the ICAC offices in Sydney. Seated directly to my left, when I point to you could you please state your full name?

15

[REDACTED]:

[REDACTED]

[REDACTED]:

And in front of me.

ZHOU:

Chun Zhou.

[REDACTED]:

Now, Chun, its C-H-U-N.

20

ZHOU:

Yeah, first name Chun C-H-U-N, last name Z-H-O-U.

[REDACTED]:

Z-H-O-U.

ZHOU:

Yep. That's correct.

[REDACTED]:

Right ok, can I call you Chun today?

ZHOU:

Yeah.

25

[REDACTED]:

Is that ok?

ZHOU:

Yeah that's fine.

[REDACTED]:

Alright. For, prior to starting this interview today, do you agree that I told you this is a voluntary process?

ZHOU:

Yep.

30

[REDACTED]:

You don't have to answer any of my questions.

ZHOU:

Yep.

[REDACTED]:

And you're here of your own freewill?

ZHOU:

Yep.

35

[REDACTED]:

Alright. And do you agree sir that I told you that whatever you say would be electronically recorded and may later be used in evidence for, that is a Commissions proceeding, so a public inquiry, and I also let you know we can also use it for a lawful purpose. Do you remember me telling you that?

ZHOU:

Yep.

40

[REDACTED]:

So, that may include any criminal findings later on down the track, for example, or disclosing it to other law enforcement agencies.

ZHOU: Yep.
5 [REDACTED]: Alright, do you also agree that I told you that you must provide, if you do choose to answer our questions today you must do that with honest belief, if you provide, deliberately provide false or misleading information to us today, you may be committing an offence under the ICAC Act. Okay, do you agree I told you that?

ZHOU: Yep.
[REDACTED]: Do you understand that?
ZHOU: Yep.
10 [REDACTED]: Okay, all right, so your full name is Chun Zhou?
ZHOU: Yep, Chun Zhou.
[REDACTED]: Chun Zhou.
ZHOU: Yep.
[REDACTED]:
15 Now I know you are not living at home, are you able to tell me where you are living at the moment, just for our records?
ZHOU: I live at a friend's place but I'm moving out very soon, so...
[REDACTED]: Are you?
ZHOU: Yeah.
[REDACTED]:
20 Do you know where you are moving to?
ZHOU: That's just a temporary addr..place.
[REDACTED]: Right.
ZHOU: That's in Pymont but once I will get a permanent address I will, I will just let you know,
[REDACTED]: You'll let me know?
25 ZHOU: Yeah yeah.
ZHOU: You can still use my home address because you can find me there.
[REDACTED]: Yeah, I've got your mobile number.
ZHOU: My parents are still there, and my wife's, my son's is still there.
[REDACTED]: Your wife is still there, ok, so that's Norwood Street, Burwood?
30 ZHOU: Yep. Yep, I'm still getting all my mail from the...
[REDACTED]: Right.
ZHOU: To that address.
[REDACTED]: Chun, you've got my email...
ZHOU: Yep.
35 [REDACTED]: Next time you move can you just flick me an email...
ZHOU: Yes, sure.
[REDACTED]: Saying exactly where you are at.
ZHOU: Yes, sure.
[REDACTED]: Just in case I need to come and speak to you further.
40 ZHOU: Yep, yep.
[REDACTED]: If, I can't reach you on your mobile.

ZHOU: Your date of birth please mate.
ZHOU: [REDACTED]
[REDACTED]: [REDACTED], yep. I've got your mobile, do you have any other mobile numbers?
5 ZHOU: Not anymore, this is the only number I have.
[REDACTED]: That's the only one?
ZHOU: Yep.
[REDACTED]: Okay, now do you communicate on that phone using any other apps such as WeChat?
10 ZHOU: Yeah, I do.
[REDACTED]: Messages?
ZHOU: Yep.
[REDACTED]: Okay, great. All right, can I just start with, I know we had a little bit of a chat before the interview.
15 ZHOU: Yep.
[REDACTED]: About your background, I know that you came to Australia when you were 16, I think, you were born in Shanghai.
ZHOU: Yep, yep.
[REDACTED]: Okay, can you tell me when you moved to Australia at 16, where did you live?
20 ZHOU: Campsie.
[REDACTED]: Campsie.
ZHOU: Yep.
[REDACTED]: And, up until a point in time, as in when you went to Burwood and lived with your wife at Norwood Street, can you tell me where you lived from that time to your Burwood address?
25 ZHOU: My first address is number [REDACTED]. The second one is, is on [REDACTED].
[REDACTED]: [REDACTED].
30 ZHOU: I think number [REDACTED] of something... I couldn't remember.
[REDACTED]: Right.
ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
[REDACTED]: [REDACTED]
35 ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
ZHOU: [REDACTED]
40 [REDACTED]: [REDACTED]
ZHOU: [REDACTED]

that you beneficially owned some ordinary class shares in that particular company.

ZHOU: Okay, Yep.

██████████: Okay, is this you sir?

5 ZHOU: These two I do remember these two, but this one, I couldn't remember about these ones.

██████████: Okay, so, the one you are pointing to is Elite Opera Holdings Proprietary Limited?

ZHOU: Uh huh.

10 ██████████: All right, so you're not sure about that?

ZHOU: (Grunts).

██████████: It says that you, you beneficially held some shares or had some interest in iProsperity.

ZHOU: Yep.

15 ██████████: Propriety Limited, do you recall that?

ZHOU: Yep.

██████████: Ok. So that's the right document?

ZHOU: Yep.

██████████: For the right person, is that right?

20 ZHOU: Yep.

██████████: Ok. You'll see as of the ninth month of 2019, you were Director and Secretary of various companies, which have particularly no interest to us, however I will show you a couple of companies. You were the Director of iProsperity Wolli Creek, do you remember that?

25 ZHOU: Wolli Creek, yeah, sounds familiar.

██████████: All right.

ZHOU: So should be - - -

██████████: And Director of LJ Construction Link 1 Proprietary Limited?

ZHOU: Yeah I do. This one I remember. Yep.

30 ██████████: You remember that one?

ZHOU: Yep, yep.

██████████: Okay, when you became Director of these companies were you aware of your directorship and rules when dealing with business?

ZHOU: Yep.

35 ██████████: Okay, all right. Now I'll go into detail a little bit later about who the companies are and what they do but I just wanted to confirm that those records are accurate and they relate to you.

All right, what I'd like to do now is ask you some questions about your working life or career as such. I assume after school you became employed. Can you just run me through your employment history?

40

ZHOU: I start working when I was in uni, so basically it was a night job I was, I was working for Optus.

[REDACTED]: Ok.

ZHOU: It's a, it's a actually, it's, it's a cold call job, basically it's door to door, cold calling.

5 [REDACTED]: Cold calling for Optus. Ok.

ZHOU: Yep, yep.

[REDACTED]: Probably you have like people knocking on your door if you stay at your house.

10 [REDACTED]: Yeah.

ZHOU: Before that it was a long, long, time, it was just where Optus was new in the market.

[REDACTED]: Oh I see.

ZHOU: At that time and they just started putting cables on the street.

15 [REDACTED]: Oh, yeah, ok.

ZHOU: Before you know, probably twenty years ago it was only Telstra, then Optus joined the market and they started putting cables on the street. And, but, only for people that stay in house.

BERRY: Ok.

20 ZHOU: So you can actually connect a cable to the house.

[REDACTED]: Okay, now what year was that, when you started working for Optus?

ZHOU: [REDACTED]

[REDACTED]: [REDACTED]

ZHOU: [REDACTED]

25 [REDACTED]: That's about right. Yep, 95, 96. Ok.

ZHOU: Yep.

[REDACTED]: [REDACTED]

ZHOU: Yep.

[REDACTED]: [REDACTED]

30 ZHOU: Because that job I was required to start working after 4pm because it was from four to ten.

[REDACTED]: Oh I see.

ZHOU: That was the only time people were home.

[REDACTED]: Ok.

35 ZHOU: So basically that's a part time job.

[REDACTED]: So, that fitted in with your university life.

ZHOU: Yep. Yep.

[REDACTED]: All right. So take me to the next job that you did?

ZHOU: I was working for Telstra.

40 [REDACTED]: Telstra, yep.

ZHOU: B to B.

[REDACTED]: B to B. What does that stand for?
ZHOU: Business to business.
[REDACTED]: Business to business, yep.
ZHOU: And -
5 [REDACTED]: What year was that mate?
ZHOU: It's um, it's, I've forgotten the company name of it but they are like a contractor they got all the what's it called, the southern suburbs. So, anyway like airport, Sutherland, so it's all the areas.
[REDACTED]: Oh so, the airport and the Sutherland region.
10 ZHOU: Just like all, the contract in those areas, they connect all those Telstra clients in those areas, which is why we call it B to B.
[REDACTED]: Okay, so it's a business, a business -
ZHOU: [REDACTED]
[REDACTED]: Ok. All right.
15 [REDACTED]: [REDACTED]
ZHOU: [REDACTED].
[REDACTED]: Yes, yep.
[REDACTED]: Okay, and what year was that Chun?
ZHOU: It's after the 2000, I think 1999 to 2001, something like that, for two years.
20 [REDACTED]: Two years.
ZHOU: Yep.
[REDACTED]: So between say '96 at the end of your Optus term and the start of the Telstra term in 1999, so '97/'98, for two years did you -
ZHOU: It's actually think its later then.
25 [REDACTED]: Did you do anything?
ZHOU: It's not 20..because I think it's 2003/2004. Something like that.
[REDACTED]: You worked for...
ZHOU: I remember I was 25, 26 around that time.
[REDACTED]: Oh, ok that's when you started with Telstra?
30 ZHOU: Yep.
[REDACTED]: So maybe 2003 you started?
ZHOU: Something...
[REDACTED]: Something like that?
ZHOU: Yeah. Something like that.
35 [REDACTED]: You were about 25?
ZHOU: Yep.
[REDACTED]: All right.
ZHOU: This should be ok because I don't think that's very important.
[REDACTED]: No, no, no, that's ok, I'm just trying to get to timeline.
40 ZHOU: Yep.

[REDACTED]: So, there is a bit of a gap between Optus and Telstra. Did you do any other work in between that gap, so between say '96 to 2003?

ZHOU: Look, I was, I was actually still working for Optus at that time but instead of already doing between 4pm to ten, as like a part time job.

5 [REDACTED]: Yeah.

ZHOU: I start taking a team so I have to be at office.

[REDACTED]: Oh ok.

ZHOU: So, probably, I, I work for Optus like, I left then came back, left come back probably for five years.

10 [REDACTED]: Oh, ok.

ZHOU: Altogether. Probably like four, five years.

[REDACTED]: All right. Well that may explain -

ZHOU: Because that job, it's like, you know, it's like you're a contractor as well.

[REDACTED]: Oh it's temporary.

15 ZHOU: You know what I mean. It's not like you are officially working with them.

[REDACTED]: Sure.

ZHOU: You get an ABN number.

[REDACTED]: Ok.

ZHOU: So whatever clients you get, customers, clients you get, you do your own tax, all that, your own GST.

20 [REDACTED]: Okay, the Optus was a temporary role on and off for four or five years, then you went to Telstra for a B 2 B.

ZHOU: Yep.

[REDACTED]: Portion of that particular business, it was about when you were 25, then what, after Telstra what did you do?

25 ZHOU: I worked for my father.

[REDACTED]: Right and what did your father- - -

ZHOU: Like a family business, then my father was doing, it's called, scrap metal. But it's just like helping my family.

30 [REDACTED]: Just helping the family business.

ZHOU: Yeah.

[REDACTED]: What was the name of the business Chun?

ZHOU: I have no idea.

[REDACTED]: No, ok, no, that's all right.

35 ZHOU: Maybe under my father name, I suppose. Must be under my father's name.

[REDACTED]: Just, you just did some work. Was it book work or was it actual physical labour?

ZHOU: I just, actually I just go out because that scrap metal business, so you have to go around, you can have to go to all the garage all the, all the like factories to -..

40

[REDACTED]: Just to pick up the scrap.
 ZHOU: - to negotiate with people.
 [REDACTED]: Yeah.
 ZHOU: And my father couldn't speak English, so you have to like do the price all
 5 that.
 [REDACTED]: Oh ok. All right. After the scrap metal business that you helped your father
 with, what did you do next?
 [REDACTED]: I start doing a mobile phone shop in Bondi Junction.
 [REDACTED]: Okay, just did you own the shop or?
 10 ZHOU: It's called -
 [REDACTED]: Or the business?
 ZHOU: - part of the shop.
 [REDACTED]: Part of it?
 ZHOU: Yeah, no, yeah, part of the shop.
 15 [REDACTED]: Where you selling mobile phones?
 ZHOU: Yeah, mobile phones.
 [REDACTED]: Okay, what was the name of the company behind that?
 ZHOU: Strathfield Radio. Strathfield Radio.
 [REDACTED]: Strathfield Radio, ok.
 20 ZHOU: Yep.
 [REDACTED]: Okay, and do you remember what year that was kicked off?
 ZHOU: I think 2009. Around 2009.
 [REDACTED]: Ok. How did that go for you?
 ZHOU: Just for a couple of years. And what happened after that? I try to, wI just,
 25 hat happened to the shop?
 [REDACTED]: No, that's all right. It might still be there.
 ZHOU: It's still there. Sometime I went to Bondi, it become, it becomes a massage
 place.
 [REDACTED]: Oh ok.
 30 ZHOU: It's inside the Westfield Shopping Centre.
 [REDACTED]: RAll right. So anyway.
 [REDACTED]: Very high rent?
 ZHOU: Sorry?
 [REDACTED]: High rent in Westfield's?
 35 ZHOU: It's in the basement.
 [REDACTED]: Ok.
 ZHOU: It's under, it's actually very close to LV.
 [REDACTED]: Ok.
 40 ZHOU: It's somewhere, I couldn't, it's a massage shop for sure. And next door is
 a pet shop because I went there to, sometimes I went there for morning,

morning tea, upstairs there is a Chinese restaurant, sometimes I go there, I just go to see the shop and found it's like a massage place now.

██████████: Okay all right, so you started that in 2009, some years later you moved on to something different.

5 ZHOU: Yeah, after that I started working for iProsperity which at that time it's still called iPlanet. No, not iPlanet, it's called Planet Tel.

██████████: Planet Tel?

ZHOU: Yep. In North Sydney

██████████: North Sydney?

10 ZHOU: Yeah.

██████████: All right, ok so this is what I want to ask you some questions about.

ZHOU: Yep.

██████████: Talk to me about Planet Tel, how did you become employed there?

ZHOU: Because I met, I met Michael and Harry.

15 ZHOU: Okay, so for the record that's Michael Gu and Harry Huang?

ZHOU: Michael Gu. Yep.

██████████: And that H-U-A-N-G.

ZHOU: Yep, I believe Michael Gu was the founder of the company Planet Tel with two other partners. And so he offered me a job there.

20 ZHOU: Where did he meet you?

ZHOU: At Michael's father place, I think.

██████████: At sorry?

ZHOU: At Michael's father's place.

██████████: At Michael's father's house.

25 ZHOU: Yep.

██████████: How did you come to go to Michael father's house?

ZHOU: I was playing a Chinese, it's like a Chinese domino game, you know marjong?

██████████: Oh yeah, marjong, yep.

30 ZHOU: Yep.

ZHOU: That was his dad.

██████████: Yeah?

ZHOU: I was playing with his dad, so that's how I met Michael Gu.

██████████: Okay, where was his father's house at when you were playing marjong?

35 ZHOU: It's been demolished but it's in Campsie.

██████████: In Campsie.

ZHOU: It's in Campsie on the, Campsie, Campsie, I think Campsie Sixth Avenue.

██████████: Sixth Avenue, ok.

ZHOU: Sixth Avenue, yeah. I couldn't remember.

40 ZHOU: No that's all right, so you met Michael Gu there?

ZHOU: Yep. So - - -

[REDACTED]: And what year was that do you think?
ZHOU: Around 2010, 2011.
[REDACTED]: 2010, 2011.
ZHOU: Yeah.
5 [REDACTED]: Okay, and what did he tell you about Planet Tel?
ZHOU: Because we had the same background in the mobile phone. He started doing mobile phone shops, where he was fourteen.
[REDACTED]: Oh ok.
ZHOU: So, he was doing telecom all his life, so we had a similar background.
10 [REDACTED]: Similar background and understanding. And did he offer you a job with Planet Tel Proprietary Limited?
ZHOU: Not right at the start but.
[REDACTED]: No.
ZHOU: After, probably after a few games or that.
15 [REDACTED]: Oh, a few games?
ZHOU: Yep. A few marjong games.
[REDACTED]: Yeah.
ZHOU: And after that was, because at that time I think Planet Tel already have five staff including Michael, at the time, so they are expanding, they are
20 looking for people that can do B 2 B which is - - -
[REDACTED]: Business to Business.
ZHOU: Business to Business.
[REDACTED]: And you had some experience in that?
ZHOU: Yeah.
25 [REDACTED]: Right.
ZHOU: Because I, I also know a lot of people in the market. So I can bring him like an experienced rep.
[REDACTED]: Right, ok.
ZHOU: To the company so he offered me a job.
30 [REDACTED]: So you said there were some employees, I assume you mentioned, well you mentioned Harry Huang, I assume he was one of those particular employees of Planet Tel.
ZHOU: I think Harry Huang joined the company later.
[REDACTED]: Later. Okay.
35 ZHOU: Yeah.
[REDACTED]: Who else were the employees at Planet Tel, at that stage those early employees?
ZHOU: There is a Korean guy called [REDACTED]
[REDACTED]: [REDACTED] yep.
40 ZHOU: There is two other guys, one, I couldn't remember the surname, the one called Alex, the other one called, starts with J, J, Joseph not Joseph, I think

John or but something like that. The other one is called Gary, Gary Sue Fong.,

[REDACTED]: Gary Sue Fong.

ZHOU: Yeah. He was the partner of Michael for the telecom business, so I do remember his name.

5

[REDACTED]: Do you, do you know Gary's cousin or brother Greg?

ZHOU: Yeah. He started working - - -

[REDACTED]: Did he work for Planet Tel as well?

ZHOU: No.

10

[REDACTED]: No.

ZHOU: He only worked for iProsperity.

[REDACTED]: He worked for iProsperity, all right.

ZHOU: I think he was in the marketing team, or something like that.

[REDACTED]: Ok. So, after Planet Tel had employed you, were you full time with Planet Tel?

15

ZHOU: Yeah, full time.

[REDACTED]: Full time? Working out of the North Sydney Office?

ZHOU: Yep.

[REDACTED]: All right, what then happened between Michael Gu and setting up iProsperity, what's the story there?

20

ZHOU: I think what happened is like, at that time, they have some friends from China, wants to start business in Australia. So, Michael was helping them to set up companies in Australia and they do have telco background in Shanghai in China.

25

[REDACTED]: Ok.

ZHOU: So, there was thinking about, just give them, give them some of our experienced staff. So, basically he started working for Planet, Planet Tel, they will be working for a new company and they starting building all the new base for the new company.

30

[REDACTED]: What is the name of the new company that was started?

ZHOU: That's a lot, that's three new companies, I think two or three new telco companies, I think it's called Horizon.

[REDACTED]: Horizon?

ZHOU: Horizon and Galaxy all that. And so what they do, it's like, at that time there is a visa condition is called a one double eight C or A?

35

[REDACTED]: C?

ZHOU: It's just like you need to run a business in Australia, you have to run a business yourself. You have to get a revenue everything month to reach the target of that. So basically just like a - - - [REDACTED]: So, this is a method in which Chinese residents could legitimately move to Australia under the 188C Visa, because they've got a a business set up.

40

ZHOU: Yeah. They got a business just like Michael was helping them to set up.
[REDACTED]: Set it all up.
ZHOU: Set up but they have to run the business themselves.
[REDACTED]: Ok.
5 ZHOU: Because you know like they have to, once you, your business reached the minimum requirement by the immigration.
[REDACTED]: Yep.
ZHOU: So they will go through everything for you, how you manage the company.
[REDACTED]: Ok.
10 ZHOU: How you, what's your staff, what's your everyday doing -
[REDACTED]: Yep, ok.
ZHOU: - so that's, it's very difficult. It's very hard.
[REDACTED]: Okay, yeah all right. Now did Michael take a fee for that to your knowledge?
15 ZHOU: It's, it's just like after, they not, if you are not doing, after I'm not hundred percent sure.
[REDACTED]: That's ok.
ZHOU: I think, it's just like an agreement if like, after they, if they no longer want to run the business they just give it back the base to, to Planet Tel, with a very low cost.
20 [REDACTED]: Okay, so - - -
ZHOU: They do have the choice I think at the time I do remember, they have the choice to keep on running the company, it's just like, instead they do run the company themselves.
25 [REDACTED]: Ok.
ZHOU: Planet Tel can run the company for them.
[REDACTED]: Oh ok.
ZHOU: They just profit sharing something like that.
[REDACTED]: Profit sharing, all right.
30 ZHOU: Yep, yep.
[REDACTED]: So, I assume from my question and your answer is that this is the basis for Michael looking at starting up iProsperity.
ZHOU: Yeah. That's how iProsperity start, yep, yep.
[REDACTED]: Okay. Now, at one point I understand you were employed by iProsperity or worked for iProsperity?
35 ZHOU: Yep, yep.
[REDACTED]: Were you paid by iProsperity or were you paid by Planet Tel? Where were your wages coming from?
ZHOU: iProsperity.
40 [REDACTED]: iProsperity?
ZHOU: iProsperity

[REDACTED]: Okay,
ZHOU: Because at one stage it was -
[REDACTED]: I know it's a while ago you were at Planet Tel and you went to
iProsperity.
5 ZHOU: - it's like uh, I went to, at one stage also was those, some of these
companies like I just mentioned before.
[REDACTED]: Yeah.
ZHOU: Like those Chinese....
[REDACTED]: Horizon/Galaxy.
10 ZHOU: Yeah, whatever. Actually they hired me as a manager, so that paid for
some part of my salary.
[REDACTED]: Ok.
ZHOU: It's just like that.
[REDACTED]: All right. Ok.
15 ZHOU: I couldn't remember the details but...
[REDACTED]: So would it be fair to say that some of your salary was paid by these new
Chinese businesses?
ZHOU: Yep.
[REDACTED]: Some of it was paid by iProsperity.
20 ZHOU: Yep.
[REDACTED]: And at a point in time when there was a bit of cross over maybe Planet Tel
as well.
ZHOU: Yep.
[REDACTED]: Ok.
25 ZHOU: But initially it was Planet Tel.
[REDACTED]: Initially it was Planet Tel, yes.
ZHOU: Yeah, yeah. It was Planet Tel, that's it. And after that it become-
[REDACTED]: iProsperity.
ZHOU: - Planet Tel and some of them the other those, Horizon and Galaxy.
30 [REDACTED]: Oh yeah.
ZHOU: And after that it's just iProsperity, yeah.
[REDACTED]: Okay, great. What wages, what was your annual income for iProsperity
period that you were employed there for? What was your annual income?
ZHOU: At that time it was about, I think seven, seven to eight thousand.
35 [REDACTED]: Seventy to eighty thousand.
ZHOU: Yeah something after taxes I think I get around six thousand or something.
[REDACTED]: Sixty thousand.
ZHOU: Six thousand, no per month, every month.
[REDACTED]: Oh six thousand per month.
40 ZHOU: Yeah.
[REDACTED]: Oh I see, ok. Now - - -

ZHOU: Now I think it's a hundred, a hundred before, but it wasn't initially with Planet Tel.

[REDACTED]: No.

ZHOU: Planet Tel initially I was getting how much like commission only job.

5 [REDACTED]: Ok.

ZHOU: When I start.

[REDACTED]: All right, so what year did you start with iProsperity, do you remember?

ZHOU: 2012.

[REDACTED]: 2012? All right, 2012.

10 ZHOU: 2012/2013.

[REDACTED]: Did you sign a contract, an agreement or something like that, or were you just - - -

ZHOU: I don't remember.

[REDACTED]: You don't remember, ok all right. Is it likely that you may have signed a contract or an agreement to work for iProsperity or is it just a transition from?

15

ZHOU: I don't think I signed any contract.

[REDACTED]: Ok.

ZHOU: If I do, I wouldn't remember

20 [REDACTED]: Was it Michael Gu that offered you the job?

ZHOU: Yeah, has to be him.

[REDACTED]: Yeah, ok.

ZHOU: I don't think Gary will offer me a job.

[REDACTED]: Right.

25 ZHOU: I don't even know him.

[REDACTED]: That's ok.

ZHOU: (Coughs), sorry.

[REDACTED]: So that's fine. all right So we, that's all right. So we understand that you met Michael Gu at his father's house in Campsie, playing marjong, and that was early on probably 2010/2011.

30

ZHOU: Yep.

[REDACTED]: A year later or so you were employed by Michael Gu at iProsperity.

ZHOU: Yep.

[REDACTED]: What was your function and role, what, what was your title there actually?

35 Let's start with that one.

ZHOU: With iProsperity?

[REDACTED]: Yeah, iProsperity.

ZHOU: IProsperity, my title is Relationship Manager, so basically what I do, my job is like, we do have a lot of clients from China. So that was like, and we don't have a lot of clients at the beginning, so after, after that there was a new policy it's called a Y double A C which is five mill, any Chinese

40

investor invest five million dollars into Australia, which into a government fund, a government bond or a term deposit for the, for big banks.

██████:

Yeah.

5

ZHOU:

And or to any company. But there is a lot of restrictions on private companies and the maximum is only like \$500K.

██████:

So your understanding is iProsperity was set up by Michael Gu to help Chinese investors come into Australia.

ZHOU:

Yeah. It's called significant visa or something....

10

██████:

Significant investment, investor?

ZHOU:

Yeah. yeah. It's called 1, triple 8, Cor something.

██████:

All rightOkay.

ZHOU:

1, double 8, C.

██████:

All right.

15

ZHOU:

So my job was all those clients, and I believe iProsperity do have more than like a hundred clients.

██████:

Ok.

ZHOU:

Of that. So, my job was when they come to Australia, so basically I had to set up everything for them, like they probably need to buy a new house, they probably have kids wants to study here. It's like a butler job.

20

██████:

So, you had to help them settle into Australia.

ZHOU:

Yep.

██████:

Understand Australian culture.

ZHOU:

Yep. Yep.

25

██████:

Schooling.

ZHOU:

Yep.

██████:

Did you host these, did you take them out to gambling and things like that?

ZHOU:

Not gambling at that time, so just those clients mainly it's just like find a place for them to live.

30

██████:

Ok.

ZHOU:

They probably, they need some time to buy a house.

██████:

Where were the clients sourced, or how were the clients sourced?

ZHOU:

It's, mainly it's in Melbourne, most of them are like (unintelligible).

██████:

Like from China to Australia, who found, who found the investor?

35

ZHOU:

Some agents.

██████:

Agents?

ZHOU:

Yeah, like.

██████:

Chinese Agents? Or was it Michael Gu or iProsperity Agents?

ZHOU:

I think just agents. I'm not a hundred percent sure because mainly Michael Gu looked after all those stealth) area.

40

██████:

Oh, ok.

ZHOU: So I know it's from agents. A lot of referral.

[REDACTED]: Oh, referrals.

ZHOU: Probably half, half like referrals or agents. I think it must be Australia. It must be in Australia.

5 [REDACTED]: Ok.

ZHOU: You can't have like, they do have like agents in China, but I don't think they are doing that well.

[REDACTED]: Ok.

ZHOU: Mainly it's like agents from China.

10 [REDACTED]: So, the money that people - - -

ZHOU: Australia.

[REDACTED]: Okay, so the money that people invested into Australia.

ZHOU: Yep.

[REDACTED]: The Chinese nationals. What did they invest it into?

15 ZHOU: Government bonds.

[REDACTED]: Government? ZHOU: Government bonds. Like uh -

[REDACTED]: Bank?

ZHOU: No bonds. B-O-N-D-S.

[REDACTED]: Oh, bond. Yes, sorry.

20 ZHOU: Yeah, bonds, yeah sorry.

[REDACTED]: all right No, that's ok.

ZHOU: They can do a term deposit with the big four, like Commonwealth Bank -

[REDACTED]: Yeah.

ZHOU: - Westpac, they can do private company but there is restriction of I think

25 \$500k. But you know the policy keeps on changing all the time.

[REDACTED]: Ok.

ZHOU: So initially it was like that.

[REDACTED]: Initially.

ZHOU: Then after that - - -

30 [REDACTED]: At a point, at a point in time I understand iProsperity got into property and property development, property proposals.

ZHOU: Yep, yep.

[REDACTED]: Planning proposals.

ZHOU: Yep.

35 [REDACTED]: Okay, do you know how that happened? How iProsperity shifted away from government bonds banks, private businesses such as telecom businesses into property, how did that merge?

ZHOU: I know Michael bought a, a five houses in Rhodes and, that's how I think, before that I couldn't remember what happened.

40 [REDACTED]: Okay, but you said Michael bought five houses.

ZHOU: Four or five houses.

[REDACTED]: Four or five houses.
ZHOU: I couldn't remember exactly. Uh four - - -
[REDACTED]: Okay, and do you think that is how the interest of property and iProsperity took off?
5 ZHOU: But definitely there is something before that, know you can't just go straight to the market and buy like four houses.
[REDACTED]: Yeah.
ZHOU: Without knowing anything about the market. But I just can't -
[REDACTED]: Okay, well if you can remember later.
10 ZHOU: - yeah if I can remember, I will let you know.
[REDACTED]: Let me know. All right, you mentioned Harry Huang I understand he was an employee of iProsperity, is that correct?
ZHOU: Yep.
[REDACTED]: Do you know when he started at iProsperity?
15 ZHOU: Two thousand twenty, twelve.
[REDACTED]: Okay, and what was Harry's role?
ZHOU: CFO.
[REDACTED]: Chief Financial Officer.
ZHOU: Yep. Yep.
20 [REDACTED]: Okay, and I'm just going to go through this, there is a bit to cover. Jiong Leong -
ZHOU: Sorry to interrupt you.
[REDACTED]: No, that's ok.
ZHOU: - we do have some clients when they come to Australia they want to buy property.
25 [REDACTED]: Yep.
ZHOU: So, that's I think how iProsperity started, I do remember there was some clients that want to buy a house in Sydney.
[REDACTED]: Okay, yeah.
30 ZHOU: So, that's how I think Michael got the idea wants to start a property business because I do remember he told me like he didn't want to lose money to those other people, so he wants to, those money ends up in his own pocket.
[REDACTED]: How would you describe your relationship with Michael Gu?
35 ZHOU: Like half friend, half boss.
[REDACTED]: Half friend, half boss. Did you communicate with him regularly during the time you were employed with iProsperity?
ZHOU: Not for the past two or three years.
[REDACTED]: Whilst you were working for him?
40 ZHOU: Yeah, I was still working for him, yep.
[REDACTED]: Would you say you had a friendly relationship with the staff?

ZHOU: Yep.
 [REDACTED]: Do you feel like he told you things that were truthful. Do you think he told you the truth?

ZHOU: No.
 5 [REDACTED]: No.
 ZHOU: No.
 [REDACTED]: Okay, why do you not think he told you the truth?
 ZHOU: I do believe he is like a sales people. A sales - - -
 [REDACTED]: A salesman?
 10 ZHOU: Yeah, a salesman.
 [REDACTED]: Ok. All right.
 ZHOU: I think that's how he treat his friends.
 [REDACTED]: What about Harry Huang, did you get on well with him?
 ZHOU: Yeah.
 15 [REDACTED]: Right, did you know Michael's wife, Michael Gu's wife?
 ZHOU: Yep.
 [REDACTED]: What was her name?
 ZHOU: Oh, I don't know her Chinese name. Oh, I think Cherry, Cherry.
 [REDACTED]: Cherry Gu?
 20 ZHOU: No.
 [REDACTED]: Or Xu, X-U.
 ZHOU: Yeah, X-U, yeah. X-U, yeah.
 [REDACTED]: Right. Did she have a role in the company, iProsperity?
 ZHOU: In our office in China.
 25 [REDACTED]: In China? Ok.
 ZHOU: Yeah.
 [REDACTED]: And what was her role?
 ZHOU: She was Michael's Assistant, Personal Assistant.
 [REDACTED]: Personal Assistant.
 30 ZHOU: Yep.
 [REDACTED]: In China, ok. Do you know a fellow by the name of Jiong Leong Gu or Manx M-A-N-X?
 ZHOU: Yep.
 [REDACTED]: And what was his role with iProsperity?
 35 ZHOU: He is a Relationship Manager. I think his main role, he didn't have much to do with iProsperity, his main role is just like a driver.
 [REDACTED]: A driver?
 ZHOU: Yep.
 [REDACTED]: Ok. And his role was what, to drive people around the city?
 40 ZHOU: No airport.
 [REDACTED]: Airport.

ZHOU: Yeah, he pick up, pick up clients, and basically drive them around.
[REDACTED]: Oh ok.
ZHOU: Yeah.
[REDACTED]: Was he one of these employees that you just, wasn't in the office every
5 day, you just call him and say go and pick up a client or was he in the
office every day?
ZHOU: He doesn't need to has, has to be in the office. I don't think he has to be in
the office.
[REDACTED]: He doesn't have to be. Now, where was the iProsperity office in Sydney?
10 ZHOU: I think, initially it was in North Sydney.
[REDACTED]: North Sydney. Yep.
ZHOU: North. I think North Sydney.
[REDACTED]: You said initially - - -
ZHOU: Because I think I iProsperity register a long time, before I joined the
15 company.
[REDACTED]: Ok.
ZHOU: That's why I don't know, I think its register in North Sydney.
[REDACTED]: Which office did you attend when you were employed with iProsperity?
ZHOU: I attended, it's on [REDACTED] Street in North Sydney.
20 [REDACTED]: Berry Street, North Sydney?
ZHOU: Yeah.
[REDACTED]: Ok. Did it change the location after a while or was it always [REDACTED] Street,
North Sydney?
ZHOU: It's been changing three, four times.
25 [REDACTED]: All right. And where else did they go to?
ZHOU: Initially it was off the Harbour Bridge, what's it called, you can see a big
sign on top of the building. There was only one building there. It's uh - - -
[REDACTED]: Near the Harbour Bridge did you say?
ZHOU: Near the Harbour Bridge, yeah, what's it called the company... I think it's
30 like Maddison company but I could not remember.
[REDACTED]: Ok.
ZHOU: But I wasn't with the company yet. I went there to, once, but for
something else, but I couldn't remember.
[REDACTED]: This is before you started?
35 ZHOU: Yeah..
[REDACTED]: Oh, ok. What other addresses did you work at for iProsperity?
ZHOU: After that it was, [REDACTED] Street.
[REDACTED]: Yep.
ZHOU: Then I think it was Miller Street.
40 [REDACTED]: Miller Street, North Sydney.
ZHOU: Yep.

[REDACTED]: Any others?
ZHOU: They moved to the current office, I think. After that, current office is 126 Philip Street.

[REDACTED]: 126 Philip Street, Sydney.
5 ZHOU: Yep. Yep.
[REDACTED]: So, I understand this correctly Chun, they had an office initially near the Harbour Bridge.
ZHOU: Yep.
[REDACTED]: You only went there once.
10 ZHOU: Yep.
[REDACTED]: You then worked at the office when they were at [REDACTED] Street, North Sydney.
ZHOU: Yep.
[REDACTED]: Again at Miller Street, North Sydney and then at 126 Philip Street, Sydney. Is that right?
15 ZHOU: Just the Miller Street, I'm not sure it's on Miller Street or if it's on the Pacific Highway. It's just at (unintelligible), do you mind if I look at my phone?
[REDACTED]: Yeah, no, that's fine.
20 ZHOU: I'll just go to the map. But - -
[REDACTED]: Well can we just say it's North Sydney.
ZHOU: It's just North Sydney.
[REDACTED]: All right. Okay, all right. I don't think too much hangs up on it.
ZHOU: Yeah.
25 [REDACTED]: To be honest. I just wanted to get some details, that's all. All right, so I'd like to ask you about Kevin Fan, I understand he was an employee of iProsperity?
ZHOU: Yep.
[REDACTED]: All right, I understand he worked in the China office, is that correct?
30 ZHOU: Yep.
[REDACTED]: What was his role with iProsperity?
ZHOU: I do, I think he, he mainly working in China or Singapore.
[REDACTED]: Yep.
ZHOU: China and a Singapore but I don't, I don't see him a lot so, so I don't, his rol was quite much like he was doing all, all strategy work , like work for Michael Gu.
35 [REDACTED]: Strategy work, ok.
ZHOU: All the - - -
[REDACTED]: Now I understand iProsperity has an office in China, is that correct?
40 ZHOU: Yep.
[REDACTED]: In Shanghai.

ZHOU: Yep.
[REDACTED]: All right. And I understand -
ZHOU: But it's closed a long time ago.
[REDACTED]: - yeah, that's ok. And did they have an office in Singapore too?
5 ZHOU: Virtual office.
[REDACTED]: A virtual office.
ZHOU: Yep.
[REDACTED]: Do you know Isaac Zhang or Ye Zhang?
ZHOU: Yep.
10 [REDACTED]: What was his role with iProsperity, I assume he's, well I understand he's an employee, is that correct?
ZHOU: Yep.
[REDACTED]: What did Isaac do for the company?
ZHOU: At one stage, he was the, I think the Director of Sales.
15 [REDACTED]: I beg your pardon?
ZHOU: I think he was the Director of Sales.
[REDACTED]: Oh Director of Sales, ok. Thanks all right, what about Chou Shi Ma? Jennifer?
ZHOU: Oh, she is just the Office Manager.
20 [REDACTED]: Office Manager.
ZHOU: Yep.
[REDACTED]: Which office?
ZHOU: Sydney office.
[REDACTED]: Sydney, was Isaac in Sydney?
25 ZHOU: Mainly in China.
[REDACTED]: Mainly in China.
ZHOU: Yep.
[REDACTED]: Do you know if he lived in China, or lived in Sydney and transferred back and forth between the countries?
30 ZHOU: Back and forth.
[REDACTED]: Back and forth.
ZHOU: Yep.
[REDACTED]: Where did he live?
ZHOU: In Sydney, I don't know, actually I don't know where he is.
35 [REDACTED]: Where did? You don't know, that ok.
ZHOU: Because he was staying with Michael in Shanghai, they were renting a place in Shanghai.
[REDACTED]: Oh, ok.
ZHOU: They were sharing the, they were staying together.
40 [REDACTED]: Oh, Isaac and Michael knew each other from Shanghai.
ZHOU: Yeah, they rent a, a two bedder, or three bedder, I couldn't remember.

[REDACTED]: Ok.
ZHOU: So they were sharing.
[REDACTED]: Right. Jiong Gu, go back to him. He was the driver.
ZHOU: Yeah, he was the driver.
5 [REDACTED]: In Sydney, I assume.
ZHOU: Yep, in Sydney.
[REDACTED]: [REDACTED]
ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
10 ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
[REDACTED]: [REDACTED]
ZHOU: [REDACTED]
[REDACTED]: [REDACTED]
15 ZHOU: I think he is 40 something, 43, 42.
[REDACTED]: 43 years old.
ZHOU: Ok.
[REDACTED]: Do you have a mobile number for Jiong?
ZHOU: The problem is because all our mobiles was with Planet Tel.
20 [REDACTED]: Yeah.
ZHOU: So since the company liquidated, it cut out all the numbers - - -
[REDACTED]: Were lost ok.
ZHOU: I think because they haven't paid the bill. I tried to get the number back,
but.
25 [REDACTED]: Ok. I'd like to talk to you about Kevin Ji, J-I.
ZHOU: Kevin Ji, is in our Melbourne office.
[REDACTED]: Melbourne, Melbourne office employee?
ZHOU: Yep.
[REDACTED]: What was his role?
30 ZHOU: Sales and Relationship Manager.
[REDACTED]: Sales, similar to you?
ZHOU: More, more sales role.
[REDACTED]: More sales ok.
ZHOU: Yep, because he's the one looking after all the Melbourne clients.
35 [REDACTED]: Melbourne.
ZHOU: He does bring clients to iProsperity as well.
[REDACTED]: Ok.
ZHOU: Mainly from referral.
[REDACTED]: All right. Do you know [REDACTED], [REDACTED] is her Chinese name.
40 ZHOU: [REDACTED]
[REDACTED]: Yeah. Or [REDACTED], [REDACTED]. Have you ever met that lady?

ZHOU: [REDACTED].
[REDACTED]: No, what about [REDACTED] [REDACTED] ?
ZHOU: What's, X, sorry?
[REDACTED]: [REDACTED], is the surname. I'm not sure if I'm pronouncing it right [REDACTED] or
5 [REDACTED] [REDACTED].
ZHOU: Oh, he doesn't work for, he doesn't work for iProsperity. He's the, he is the - - -
[REDACTED]: No that's ok I'm just asking if you know him.
ZHOU: Is his first name [REDACTED], no I don't know him, actually, I got, I got mixed
10 up with the guy called [REDACTED] in Melbourne.
[REDACTED]: Not him ok, all right. So, I know that I've shown you some info track records relating to a company called LJ.
ZHOU: (Coughs) sorry.
[REDACTED]: I think its LJ Construction Group, Link One Proprietary Limited. I
15 understand that's linked to Belinda Li. Do you know Belinda Li?
ZHOU: Yep.
[REDACTED]: Ok. Tell me about your knowledge of Belinda Li? When did you first meet her?
ZHOU: I think the first time I met her was on a construction site.
20 [REDACTED]: Oh, yeah.
ZHOU: Actually, I do remember she asked me to, because I was from iProsperity, so iProsperity at that time was getting, trying to purchase get some shares from LJ Construction. So, actually she asked me to look at the construction site and stuff for her, because that's how I remembered.
25 [REDACTED]: She asked you to look at a construction site?
ZHOU: No, she asked me to, because she treat me as a free labour. That's how I remember.
[REDACTED]: Oh, ok.
ZHOU: Yeah.
30 [REDACTED]: All right, let me take you back to when that happened, she asked you to do something for her, look at a construction site, was that right?
ZHOU: No, no, no, it was just like, I can't remember exactly, but first thing come out from my mind is like, of how I first met her I remember, she asked me to work at her site, but I didn't do anything.
35 [REDACTED]: Oh okay.
ZHOU: I said I'm going to work for you.
[REDACTED]: Right, ok. Where was her site?
ZHOU: I couldn't - - -.
[REDACTED]: Don't remember, ok.
40 ZHOU: It was six or seven years ago.
[REDACTED]: All right, do you know when you first met her?

ZHOU: At that construction site.
[REDACTED]: Yeah, but do you know what year that was?
ZHOU: I think, I think at that time they have a, a temporary office, it's like in a house, somewhere in Ryde or somewhere, I think somewhere there. So,
5 the construction site is next to the house.
[REDACTED]: Ok.
ZHOU: So, they use the house as a temporary office. Maybe it's like part of the construction site, I don't know. The first time I went there is because Michael Gu asked me to go there to see how everything goes. He was thinking about to, just take over the, the LJ Construction.
10 [REDACTED]: Ok.
ZHOU: So he asked me to go there and I went there and she treat me like a free labour. Maybe she was too close to Michael as a friend.
[REDACTED]: So, did you understand Belinda Li and Michael had some previous relationship or a friendship or communication?
15 ZHOU: I don't know how they, how they know each other.
[REDACTED]: You don't know? All right, from your discussion with Michael Gu, you understood that he may be interested in running or taking over her business, that's Belinda Li's business.
20 ZHOU: Yep.
[REDACTED]: Ok.
ZHOU: I don't remember but initially LJ Construction was a hundred percent Belinda or -
[REDACTED]: Ok.
25 ZHOU: - her uncle, I think.
[REDACTED]: Did Michael tell you how he got to know her business or anything of that nature?
ZHOU: I couldn't remember.
[REDACTED]: So, Michael - - -
30 ZHOU: Maybe he told me but I could not remember at all.
[REDACTED]: Okay, all right, well we can explore that a little bit later. So as a result of Michael asking you to go out and meeting Belinda, you did that?
ZHOU: Yep.
[REDACTED]: All right, let's take it to the next step, what happened after that, I understand that she became involved with iProsperity, do you understand what happened, the machinations of how she became involved with iProsperity, and why?
35 ZHOU: I think initially it was because of Rhodes. She wants to uh take away -
[REDACTED]: Because of what sorry.
40 ZHOU: - Rhodes.
[REDACTED]: Oh, sorry.

ZHOU: Because she, wants to do the construction for Michael.
[REDACTED]: She wants to do the construction in Rhodes for Michael's proposal at Rhodes, is that right?
ZHOU: Yes.
5 [REDACTED]: Do you know the address?
ZHOU: I can search for her.
[REDACTED]: If, I said Mary Street -.
ZHOU: It's next to Rhodes station.
[REDACTED]: Next to the train station.
10 ZHOU: Next to the train station, yeah.
[REDACTED]: If I said Mary and Marquet Street, would that ring a bell?
ZHOU: Yep. Yep.
[REDACTED]: So from now on can we just call it the site?
ZHOU: Yep.
15 [REDACTED]: Okay, so we know what we are talking about?
ZHOU: Yep.
[REDACTED]: So, what did she want to do about Rhodes? Why was she interested?
ZHOU: To make money.
[REDACTED]: To make money, right. So she was the construction -
20 ZHOU: Yes, she was.
[REDACTED]: - she has the construction capabilities?
ZHOU: Because she has the, she has a construction background, which iProsperity doesn't have anything.
[REDACTED]: Yep.
25 ZHOU: Any resource of the construction.
[REDACTED]: Right.
ZHOU: So, basically that's how they met, I think know each other.
[REDACTED]: Did Michael or had, to your knowledge, had Michael already purchased those sites by the time Belinda had got involved? Or was this all sort of
30 emerging at around about the same time?
ZHOU: I think at the same time, because that site was keep on going, it's been a while.
[REDACTED]: Right.
ZHOU: Because, I do remember Michael bought a, that, he paid a deposit, long,
35 long time ago, and he end up short of money to pay the rest. So it took ages, it was taking at least a few years, more than two years.
[REDACTED]: Ok. Do you know what site he put money on initially?
ZHOU: Just a site, the - - -...
[REDACTED]: Yeah, but there is a number of addresses.
40 ZHOU: It's all together.

[REDACTED]: Yeah, it is, it is now, previously it was 1 to 9 Marquet and number 4 Mary Street, do you know which one he had an interest in?

ZHOU: No.

[REDACTED]: No, ok, that's ok. I'm going to test your memory.

5 ZHOU: Yep.

[REDACTED]: If you don't remember, that's perfectly ok, it's a fair while ago.

ZHOU: If you go through all those details um...um.

[REDACTED]: Okay, so Michael told you he had an interest in the Rhodes site, is that correct?

10 ZHOU: Yep.

[REDACTED]: Okay. Do you know when about that happened? What year?

ZHOU: Just after he put down a deposit for the site.

[REDACTED]: All rightRight, so were you working for iProsperity at this stage?

ZHOU: Yep.

15 [REDACTED]: Okay, so I think you said you began working at iProsperity -

[REDACTED]: 2012.

[REDACTED]: - 2012?

ZHOU: Yep.

[REDACTED]: So, was it after 2012 would that be right? That he mentioned that he had

20 an interest in iProsperity, as in the site I should say.

ZHOU: Yeah, I think after 2012.

[REDACTED]: Okay, do you remember, can you give me some sort of estimate when Belinda Li got involved with the site at Rhodes, what year that happened?

ZHOU: I don't remember exactly the year, must be six, seven years ago. I just, I

25 don't remember, I think she got involved between Michael paid the deposit and with the, between the deposit and the final instalment, so just before that.

[REDACTED]: Okay,

ZHOU: It took like probably a year to pay everything.

30 [REDACTED]: Sure. Prior to Michael purchasing the site, or iProsperity purchasing the site, that's Michael and Belinda's joint venture into that site. Do you know who the owners were?

ZHOU: The owner was, I think it was iProsperity.

[REDACTED]: No.

35 ZHOU: Oh, you mean before that?

[REDACTED]: Yeah, before them.

ZHOU: (Unintelligible).

[REDACTED]: No, ok. All right. I'll, I'll move on, I'll get back to Belinda Li at a later stage. Do you know Joseph Chidiac?

40 ZHOU: I don't know he, Joseph, if you say Angelo's Joseph, I know him.

[REDACTED]: Yeah.

ZHOU: But I don't, I forgot his surname. I don't know his surname.
[REDACTED]: Oh ok. So, I'm referring to Joseph -
ZHOU: Yeah, I know him.
[REDACTED]: - a friend of Angelo.
5 ZHOU: Yeah, I know him yep.
[REDACTED]: Ok. For the record Angelo Tsirekas, do you know that name? The full name?
ZHOU: Yep, yep.
[REDACTED]: Do you know what Angelo Tsirekas does for a living in Sydney?
10 ZHOU: I think he was the Mayor for Canada Bay.
[REDACTED]: All right. Yep. Okay so how do you know that?
ZHOU: I think I've been told by Michael.
[REDACTED]: Michael told you that?
ZHOU: Yep.
15 [REDACTED]: What discussions did you have with Michael regarding Angelo Tsirekas?
ZHOU: He just say he's, he's the Mayor of the - - -
[REDACTED]: Did he tell you if the Rhodes site, that we've discussed earlier, had something to do with Angelo Tsirekas?
ZHOU: I don't remember if he told me anything.
20 [REDACTED]: Okay, did Michael, all right, let's, let's focus on Joseph, what do you know about Joseph?
ZHOU: A few things, I do remember, I think the first time I met him, the first thing that came to my memory is, I remember the first time I met him I think it was in China, in Shanghai. And uh - - -
25 [REDACTED]: Do you remember what year that was?
ZHOU: No, because the reason I remember that is because he lost his wallet.
[REDACTED]: Yeah.
ZHOU: On the flight.
[REDACTED]: Oh, did he?
30 ZHOU: Yeah, because it was the first time, I met him and I was waiting for him and Angelo I think or, or just him, at the hotel. And he told me he lost his wallet on the flight, because I was waiting for them at the hotel for a long time, so they were probably was looking for their wallet. I was thinking maybe it was a lie. . He asked me for a sum of RMB cash to spend in
35 [REDACTED]:
ZHOU: Yep.
[REDACTED]: But he did give it back, he paid me back before he leave China, so he paid me two hundred Australian dollars back, that's how I remember though, how I met him, because, you know, it's very rare that you lost everything
40 [REDACTED]:
ZHOU: But he did give it back, he paid me back before he leave China, so he paid me two hundred Australian dollars back, that's how I remember though, how I met him, because, you know, it's very rare that you lost everything on a plane.

[REDACTED]: All right. So let's just step back a bit on that, so the first time you say you met or heard of, or sorry, the first time you met Angelo Tsirekas was in Shanghai?

ZHOU: No. The first time I met Angelo was, I think it was at a café in Rhodes.

5 [REDACTED]: Oh, ok.

ZHOU: He was meeting with, he was meeting with Michael.

[REDACTED]: Okay, yep.

ZHOU: And I think that's how I met him.

[REDACTED]: So, do you know the name of the café that you met Angelo at?

10 ZHOU: It's just next to the station.

[REDACTED]: Is it called the Lid and Jar café? Don't remember?

ZHOU: I really don't know.

[REDACTED]: Who was present at that meeting?

ZHOU: I think it was Michael.

15 [REDACTED]: Michael, who else?

ZHOU: I think Michael and Angelo, that's it.

[REDACTED]: Michael and Angelo, no one else? What about Joseph, was he present?

ZHOU: Definitely not him.

[REDACTED]: Definitely not him.

20 ZHOU: Only because I'm not sure is, is, uh I, I think just Michael and (unintelligible).

[REDACTED]: What about Belinda Li, was she present?

ZHOU: That's, I was thinking is she there or not? Definitely was Michael and Angelo, but Belinda I don't think so because.

25 [REDACTED]: Were there any westerners - - -

ZHOU: She's always really busy in the morning, so it's really hard to catch her in the morning.

[REDACTED]: Were there any westerners there at the meeting, Australian people?

ZHOU: No.

30 [REDACTED]: All right, so you just believe this was Angelo and Michael at a café.

ZHOU: Yeah, I just saw them at a café that's it.

[REDACTED]: Okay all right, and it was in Rhodes?

ZHOU: Yep.

[REDACTED]: Near the station?

35 ZHOU: Yep.

[REDACTED]: Do you know when this happened?

ZHOU: Six, seven years ago.

[REDACTED]: All right. Had iProsperity purchased the site at Rhodes by that stage or had it not been purchased at that time when you met Angelo and Michael at the

40 [REDACTED]: All right. Had iProsperity purchased the site at Rhodes by that stage or had it not been purchased at that time when you met Angelo and Michael at the café?

ZHOU: I think it was already purchased.

[REDACTED]: You think it already purchased, how sure of you of that?
ZHOU: Ninety nine percent.
[REDACTED]: Ninety nine percent.
ZHOU: Yep.
5 [REDACTED]: Was it recently purchased, or had it been purchased for a long time?
ZHOU: I think it had been purchased a long, long time.
[REDACTED]: Was it a full purchase?
ZHOU: As I said it took a while for Michael to pay the full payment for those five houses, it took like almost two, one and a half years, something like that.
10 [REDACTED]: Ok.
ZHOU: So because he can't do anything. He can't do anything - - -
[REDACTED]: That's ok.
ZHOU: So after that he was, that's how he got Belinda, to do the construction.
Yeah.
15 [REDACTED]: So Oh oOkay, so you've met Angelo at a café.
ZHOU: Yep.
[REDACTED]: With Michael. What was discussed in that first meeting with Angelo?
ZHOU: I was outside having a smoke, I didn't even go sit inside.
[REDACTED]: Why were you there though?
20 ZHOU: To pick up Michael.
[REDACTED]: You were the driver were you for that day?
ZHOU: Yeah, I just pick up Michael, I think at that time he lost his licence.
[REDACTED]: Okay all right, so you picked up Michael?
ZHOU: Yep.
25 [REDACTED]: To go to the café?
ZHOU: No, I didn't pick him up, I went there to pick him up.
[REDACTED]: Oh, you went to the café to pick him up?
ZHOU: I went to the café.
[REDACTED]: Do you know how Michael got to the café? No ok, and when you - - -
30 ZHOU: Honestly, I'm not hundred percent sure.
[REDACTED]: That's ok.
ZHOU: I just. I do remember I went to pick him up, I don't remember if I actually picked him up from his house or I pick him from the café, but I do remember I picked him up.
35 [REDACTED]: So just slow down a tad.
ZHOU: Yep.
[REDACTED]: So, you do remember picking Michael up from the café and that's the first time when you met Angelo Tsirekas, is that right?
ZHOU: Yep.
40 [REDACTED]: Who introduced you to Michael, to Angelo Tsirekas?
ZHOU: No one introduced me I was outside.

[REDACTED]: Well, how did you know it was Angelo Tsirekas was in the café?
ZHOU: I think Michael said oh that's the Mayor here.
[REDACTED]: Okay, so you were told.
ZHOU: Yeah, I been told maybe after Michael jumping back into the car.
5 [REDACTED]: Okay, so did you ever speak with Angelo at that time?
ZHOU: Because at that time I think it was election, his picture is everywhere, so that's how, I said, "Oh that's the guy."
[REDACTED]: Right.
ZHOU: I think his picture is on the pole everywhere, something like that. That was before the election, I think.
10 [REDACTED]: Before an election.
ZHOU: Yeah.
[REDACTED]: Do you know what the election was for?
ZHOU: Oh fuck (laughs).
15 [REDACTED]: That's all right. And I know I am testing your memory and we just need the full picture - - -
ZHOU: Yep.
[REDACTED]: As best as you can.
ZHOU: I just tell you piece by piece, sorry.
20 [REDACTED]: No, that's all right. So, you've picked Michael up, Michael said to you, oh that's the Mayor.
ZHOU: I did pick him up, I couldn't remember from his house or from the café, but I definitely pick him up on that day, that's how I met Angelo. But it's not like how I met him, I saw him inside a café, so when Michael came out
25 [REDACTED]: Oh, that's the Mayor here."
[REDACTED]: Oh, that's the Mayor, right. And did he tell you his name at that time or did you come to learn his name later on?
ZHOU: I think later on.
[REDACTED]: Later on?
30 ZHOU: Because I'm really bad with name.
[REDACTED]: Okay, that's all right.
ZHOU: Unless it's something easy to remember, even Chinese names, I'm really bad at names.
[REDACTED]: Okay, all right.
35 ZHOU: Now, if you say like, I still don't know Angelo or Joseph's surname.
[REDACTED]: All right.
ZHOU: I just know their first name.
[REDACTED]: Let's move on a tad.
ZHOU: Yep.
40 [REDACTED]: So that's that first meeting, I think you, you said initially it was at a café near the station at Rhodes.

ZHOU: Yep.
[REDACTED]: And then you are not sure if you picked Michael up from the café or his home.

ZHOU: Yep.
5 [REDACTED]: All right, just leave it at that for now, let's move on. That's the first occasion you saw the Mayor, the next occasion that you saw the Mayor that you have come to know as Angelo, do you remember when that was?

ZHOU: I only remember two things.
[REDACTED]: Yeah.

10 ZHOU: In Australia.
[REDACTED]: Yeah.
ZHOU: But the second thing I remember was way after that.
[REDACTED]: Ok.

ZHOU: So I assume, the second time I met him must be in China, Shanghai.
15 [REDACTED]: Shanghai? All right, now, the second time you met Angelo was in Shanghai, you were waiting for him, at a hotel in Shanghai?

ZHOU: Yep.
[REDACTED]: Was it the Langham Hotel or something?

ZHOU: Langham. Yep.
20 [REDACTED]: Langham. All right, and this is where he came to you and said I've lost my wallet?

ZHOU: Joseph.
[REDACTED]: Oh, Joseph lost his wallet.

ZHOU: Joseph lost his wallet.
25 [REDACTED]: Oh, I see, sorry I misunderstood. And you gave Joseph some money.
ZHOU: I gave him a thousand RMB which was equal to two hundred Australian dollars.

[REDACTED]: A thousand RMB?
ZHOU: Yep. Yep.

30 [REDACTED]: Right, now, to the best of your memory, can you remember what year that took place, the first time that you met Angelo in Shanghai.

ZHOU: That's five years ago. Five, six years ago.
[REDACTED]: So maybe 2015?

ZHOU: Yeah.
35 [REDACTED]: All right.
ZHOU: I think that was the first time they were in China, no maybe before (unintelligible).

[REDACTED]: Do you know what they were there for?
ZHOU: I, I do remember they got someone else looking after them but they were
40 there for three or four days, but they go somewhere else, they went to somewhere in the north.

[REDACTED]: Dongtai?
 ZHOU: Yeah something.
 [REDACTED]: They went to Dongtai?
 ZHOU: Dongtai is north? If you want, if you show me a Chinese map I can tell if
 5 [REDACTED]: Well let me help your memory a little bit, did they mention anything
 about a sister city relationship with Dongtai?
 ZHOU: Yeah something like that yeah.
 [REDACTED]: Yeah, does that, does that jog your memory?
 10 ZHOU: They do have people to look after them.
 [REDACTED]: Ok.
 ZHOU: So, I went to the hotel and I left, because they are there, they are only in
 China for three or four days, so basically, I don't need to do anything.
 [REDACTED]: All right, so to your recollection did they stay at the Langham hotel?
 15 ZHOU: Yeah.
 [REDACTED]: Do you know who paid for the Langham hotel?
 ZHOU: No idea.
 [REDACTED]: No idea, ok. Do you know why you were to meet them at the Langham
 Hotel?
 20 ZHOU: I think it was Michael he told me if Angelo wants to go around Shanghai
 to the tourist site just take him like -
 [REDACTED]: Ok.
 ZHOU: - show him around in Shanghai.
 [REDACTED]: And did you do that?
 25 ZHOU: No.
 [REDACTED]: You didn't take him out at all?
 ZHOU: First time I don't think I did that, it was, I think they went to the, they went
 to the sister city or, they left straight away because all the flight arriving at
 30 Shanghai at night, so usually they get to the Pu Dong airport, which is at
 seven or eight o'clock at night, so when they arriving at hotel it's normally
 after 10pm, and there's, Australia, China its three hours or two hours
 difference. (Unintelligible), so they are very tired already.
 [REDACTED]: Yeah.
 ZHOU: I met him and said do you guys have any plans for tomorrow, you want to
 35 go around Shanghai? They said they have some, they are going to
 somewhere the next day, the next morning, so I said when you come back
 you let me know.
 [REDACTED]: All right.
 ZHOU: Something like that.
 40 [REDACTED]: I understand that they both attended -
 ZHOU: Yep.

[REDACTED]: - this is Joseph and Angelo attended Shanghai in November 2015 and in fact -.

ZHOU: I can't remember the date.

[REDACTED]: - the 4th of November to the 15th of November, does that assist? No, ok.

5 ZHOU: Because at that time I don't even have their number.

[REDACTED]: All right.

ZHOU: So, basically, I just wait, I just wait there. I do remember I was waiting at the hotel for a long time.

[REDACTED]: Right. How did they, had you seen Joseph prior to the Dong, the Shanghai meeting? Did you know Joseph before then?

10 ZHOU: I don't remember, I don't think I met him before, because first thing -

[REDACTED]: Well - - -.

ZHOU: - come up from my memory as I told you, which is that money, which is that he lost his wallet, that's the first thing that came up from my mind.

15 [REDACTED]: So, you've only met or you haven't even met Angelo you've just seen him at a distance once when you were in Australia -

ZHOU: Uh huh.

[REDACTED]: - and that's prior to 2015. Then you were at the Langham Hotel, where you're asked to meet both Angelo and Joseph and offer hosting if they

20 needed to, so take them around the city, you're sitting at the hotel and Joseph comes up to you and tells you he's lost his wallet and needs some money.

ZHOU: I think - - -.

[REDACTED]: How did we go from not even seeing and you've said to me you haven't

25 even seen Joseph at this stage, how did you recognise them, how did you know who they are?

ZHOU: I think maybe Michael is there.

[REDACTED]: You think Michael was there?

ZHOU: Yep.

30 [REDACTED]: How sure of you of that?

ZHOU: Fifty, fifty. I just can't remember but -

[REDACTED]: - so Michael Gu may have been present with you at the Langham Hotel?

ZHOU: Or someone know them, but I can't remember.

[REDACTED]: So you may have been accompanied by someone else when Joseph and

35 Angelo turned up? Is that what you are telling me?

ZHOU: Yeah.

[REDACTED]: Okay, and Joseph came to you and told you, I've lost my wallet, can I have some money and you gave him some money, is that right?

ZHOU: Yeah, I gave a thousand RMB.

40 [REDACTED]: And then he gave you some money back at the end of this trip is that right?

ZHOU: Yep, yep, that's correct.

██████: All right, did you host Angelo Tsirekas on that first occasion, in anyway shape or form? Pay for his food, accommodation, drinks anything of that sort? Did you take him on tours?

ZHOU: Not on that day.

5 ██████: What about other days?

ZHOU: I do remember I, before they, before they left China, I took them to a bar which is next to the Langham Hotel.

██████: Is it the Links Bar?

ZHOU: Yeah.

10 ██████: What, tell me about the Links Bar? What's that?

ZHOU: It's just a bar next to the hotel.

██████: Did you organise a table?

ZHOU: I don't remember.

██████: Did you pay for costs associated with that night out at the Links Bar?

15 ZHOU: No, I don't remember.

██████: No?

ZHOU: I try to remember.

██████: Are you sure?

ZHOU: What I do is, I think I, it must be me. I pay for their drinks.

20 ██████: Right, who asked you to pay for their drinks?

ZHOU: No one asked, it's just like, they come for a drink. What they do is like, if they drink on the table, which is not much drinks, but normally they are getting drinks from the bar, which they have to pay themselves. It's like bar, you know if you go to the bar, you have to, people ask you for cash.

25 ██████: Yep.

ZHOU: So, they pay themselves.

██████: Right.

ZHOU: But they probably don't like champagne or something, normally they just get a, get a shots from the bar or they're getting beer from the bar, you know how western people drink at the bar. So, it's just like you know they are getting beer, they are getting shots.

30 ██████: Yes, I understand from what you've told me is that you may have - - -

ZHOU: But everything from the table is not I pay, I did pay, it's like how it works in China, it's like, it's like, a lot of them are free drinks from the manager. Because as the Relationship Manager I go to the bar a lot, so they give me a lot of free drinks. So, I ended up paying.

35 ██████: You ended up paying for some drinks.

ZHOU: But I do remember the first time they didn't drink so much, they didn't drink so much because they love to hang around, you know at a bar, they just go to the bar attendant to get their own drinks.

40 ██████: Yeah.

ZHOU: I don't think Australian people they, they love champagne.
[REDACTED]: Okay, I understand that. They are at the table, you paid for some drinks.
ZHOU: Yep.
[REDACTED]: Where you reimbursed for your payment? No, it came out of your own
5 pocket? Who asked you to do that?
ZHOU: No one.
[REDACTED]: You made the choice to pay for it yourself?
ZHOU: Yep.
[REDACTED]: You weren't asked by Michael Gu to pay or host Angelo or Joseph?
10 ZHOU: No.
[REDACTED]: No. Did Angelo and Joseph ask you to pay for them?
ZHOU: No.
[REDACTED]: No. Okay you paid for them?
ZHOU: I tell you, I tell you at that time I really don't care because if you're getting
15 those drinks for free, I did tell them you know like, don't try and drink
those drinks because when in China it's called, like ninety nine percent of
those drinks are fake. I told them not to touch drinks on table if you want
drinks, you can drink a little bit, but at China bar, a hundred per cent it's
20 all fake. Especially if they give you for free, it's like fake drinks, you
know. So they just, they get a beer and do whatever you want, I'm not
babysitting them in a way at a bar, you can't control. They just - - -
[REDACTED]: Did Chidiac, sorry, did Joseph pay for any of the entertainment that night
that we are talking about at the Links Hotel, such as drinks?
ZHOU: Links Hotel or Links Bar?
25 [REDACTED]: Links Bar, sorry.
ZHOU: I don't remember, I think when they, if they go to the bar to get drinks,
they have to pay themselves.
[REDACTED]: Ok.
ZHOU: I never follow them, like I'm not going to follow them everywhere, you
30 know.
[REDACTED]: Ok. Did you organise to pay visas for Angelo and Joseph to travel to
China?
ZHOU: I don't think I did. I did ask, that, that was a question, I did ask, because I
35 do remember a few things, especially the visa. At that time the China
Embassy was moving, they always move, I don't know why they always
move. But Angelo came to one of our staff asked how I get a visa. So
basically argh - - -
[REDACTED]: Which staff did he go to?
ZHOU: I think maybe Jennifer Ma. It's normally, it's her job, but it's not hundred
40 per cent sure.
[REDACTED]: Right.

ZHOU: Normally it's her job, she was the Office Manager. So any -
[REDACTED]: Was that prior to this trip to Shanghai?
ZHOU: - so if, I think I, if my memory is correct.
[REDACTED]: Yep.
5 ZHOU: I think she told me that they come to ask her, where the, where the China
embassy is how, basically, how do I apply for the visa?
[REDACTED]: Yep.
ZHOU: Something like that. But I don't think - - -
[REDACTED]: Okay, so my question Kevin, sorry.
10 ZHOU: Chun.
[REDACTED]: Chun, I apologise.
ZHOU: That's all right.
[REDACTED]: There a lot of Kevin's in this job. Chun, let's just focus on the question,
we could be here for quite a while, all right, there is a lot to ask you. Did
15 you pay for Angelo's visa?
ZHOU: No, definitely, no.
[REDACTED]: Ok. Did you pay for Joseph's visa?
ZHOU: No.
[REDACTED]: All right, I'm going to show you an email, its D10735218 for our records.
20 It's from Chun Zhou to Harry Huang 3 May '16. It's headed April IPRO
Expense through travel. There is a second paged attached to it, and there
is an amount, sorry the date of this particular document I'm showing you is
3 May '16, I may have said that. There is an amount contributed to \$574,
on this spreadsheet for Angelo and Joseph. Do you know what the 574 is
25 that you submitted? Here is your email you can read it. Does that help
your memory Chun? Do you know why you'd be submitting a
reimbursement for \$574 under Angelo and Joseph's name?
ZHOU: The best way to work this out, you can, can you just check how much to
30 get a one year visa, for one person. If its 574 divide by two which is two
hundred and eighty six dollars, two hundred and eighty seven dollars, so it
must be visa.
[REDACTED]: Do you have a recollection of paying for Angelo Tsirekas visa?
ZHOU: I still believe I didn't pay for the visa, even though you have this in front
of me, because I did ask her, either is Jennifer Ma or Belinda Li. I did ask,
35 did I pay for their visa, but I got a answer, no. If I did pay for the visa, I
would tell you it's only a few hundred dollars, I would say yes.
[REDACTED]: Yeah.
ZHOU: It's only a few hundred dollars. But I don't remember I paying for the
visa.
40 [REDACTED]: Did Belinda ask you to do anything or anyone else ask you to do anything
for Angelo regarding his visa?

ZHOU: The problem is it was a long time ago. I couldn't remember.
[REDACTED]: Ok.
ZHOU: But I don't remember I paid for it, that's why, that's why the first thing,
5 when you mentioned about visa, I told you about was, I did study on that, I
was, I was looking, I wanna see if I pay for visa or not.
[REDACTED]: So, this email's dated May '16.
ZHOU: May '16, which year?
[REDACTED]: 2016.
ZHOU: 2016.
10 [REDACTED]: It says, "Hi Boys, I'll send you individual reports tomo, I assume that's
sort for tomorrow, also atlas expense reports tomo, cheers, Chun Zhou
Director of Customer Relations." That's your email isn't?
ZHOU: Mmm.
[REDACTED]: And its Chun.Zhou@Planetel.com.au that's the email you were using at
15 that time that's correct isn't in?
ZHOU: Mmm.
[REDACTED]: Okay, what's Atlas?
ZHOU: Atlas is, Atlas is a company in Melbourne.
[REDACTED]: Ok.
20 ZHOU: Yeah.
[REDACTED]: It's associated with iProsperity, is that correct?
ZHOU: Yep.
[REDACTED]: All right.
ZHOU: No longer I think, not anymore.
25 [REDACTED]: Ok. Who set up Atlas do you remember?
ZHOU: I think, I think someone.
[REDACTED]: Ok.
ZHOU: Surname was [REDACTED] because I do remember it was like [REDACTED].
[REDACTED]: [REDACTED], from Melbourne?
30 ZHOU: Yeah.
[REDACTED]: Yep.
ZHOU: I remember he, one of the brothers the first name is [REDACTED] what's then,
or [REDACTED].
[REDACTED]: [REDACTED], ok.
35 ZHOU: [REDACTED].
[REDACTED]: I'll draw your attention to this, on that same document.
ZHOU: Yep.
[REDACTED]: In that...
ZHOU: Yep.
40 [REDACTED]: Spreadsheet.
ZHOU: Yep.

[REDACTED]: Attached to the email in '16, it says Chinese expenses 7, 70,000 and 85 RMB.

ZHOU: Yep.

[REDACTED]: What was that for? Why are you claiming that back?

5 ZHOU: I can't remember it doesn't have any details so.

[REDACTED]: Ok. So, [REDACTED] from the [REDACTED] ran [REDACTED] the company, is that right? Or did Michael Gu have an interest in that or iProsperity have an interest with that?

ZHOU: Sorry, can you just say it again.

10 [REDACTED]: So, the [REDACTED] Company, is that a [REDACTED] company or a -

ZHOU: It's a [REDACTED] company.

[REDACTED]: - it's a [REDACTED] company.

ZHOU: Yeah.

[REDACTED]: Ok.

15 [REDACTED]: So, on the 4th of May 2016, the next day, I refer to this email from yourself to Harry Huang including Michael Gu, with the heading IPRO April expense, D10737942, I'll show you, this attaches the same, so it's the next day Chun, it's the same spreadsheet, including the words Angelo and Joseph for 574 and Chinese expenses 70,085ok. It goes on and you've

20 seem to have attached further information on that spreadsheet, transport 6440, air ticket. Do you know what that's for? No?

ZHOU: That's where you should, because this is a, a expense claim for me. So, I do remember how I do it, if it's Angelo, it would have his name on it. It would have, it would say Angelo or Joseph or Max or Harry, it should

25 have the name next to it. So, I don't know why it's here but -

[REDACTED]: In this, in this -

ZHOU: - yep.

[REDACTED]: On that instance, you are quite correct, so the names are on the left.

ZHOU: Yep.

30 [REDACTED]: So, it's Harry Huang, Isaac Zhang, Chun Zhou, Peter Thornton, and Kevin Ji.

ZHOU: Yeah.

[REDACTED]: Hua Zhong.

ZHOU: Yeah.

35 [REDACTED]: Etc, etc, including Angelo and Joseph.

ZHOU: Yeah.

[REDACTED]: And as far as I can tell, there was, it's under the heading others.

ZHOU: Yep.

[REDACTED]: 574. So, it would be fair to say that you've spent \$574?

ZHOU: It could be, what happened the 574 is, because my memory I never applied the visa for them , that a hundred percent, I can guarantee that, what could've happened.

[REDACTED]: Well you may not have, mmm.

5 ZHOU: What could have happened is, one of our staff took their passport, and apply the visa for them.

[REDACTED]: And you've paid it, is that right?

ZHOU: Did we use my credit card to pay for it?

[REDACTED]: I don't know I'm asking you.

10 ZHOU: Because I don't remember at all.

[REDACTED]: I mean it says - - -.

ZHOU: I don't remember at all, like the visa part.

[REDACTED]: So I, in the email it says, hi boys, this is based on iPlanet travel, April statement.

15 ZHOU: Yep. Yep. It's only like \$574.

[REDACTED]: And iPlanet travel credit cards.

ZHOU: Yeah. Yeah.

[REDACTED]: So was there a credit card used by iPlanet?

ZHOU: It could be.

20 [REDACTED]: Ok. All right, so, do you know, can you recall, what that 574 was for?

ZHOU: The sum, what I, because like I try to track everything back to those days, the problem is like the IPG, they, they liquid, the bank stop everything, I couldn't see any transaction, I was trying to go through all the transaction, all the record, but I couldn't find anything, my memory tells me, no I didn't pay for it, so it's definitely not from my account, yep.

25 [REDACTED]: Okay, but on, all right - but on this document in front of us, would you say the information that is recorded is accurate.

ZHOU: I think it's accurate,

[REDACTED]: Ok. And you may not have paid for it personally, but it is likely that it was paid for either through an iPlanet travel credit card as it suggests in the email, or some other account -

30 ZHOU: Yep.

[REDACTED]: Attributed the expenses, that iProsperity may cover?

ZHOU: Yep.

35 [REDACTED]: Because the email is directed to Michael Gu and Harry Huang.

ZHOU: Yep. But the thing is like - - -

[REDACTED]: And you may not have applied for the visa, but on the face of this it may though, it may look as though that the visa costs were covered by iProsperity. Is that true? Is that fair enough?

40 ZHOU: I don't remember.

[REDACTED]: Oh, you don't, that's ok. All right -

ZHOU: But the thing is like - - -
[REDACTED]: - let me.
ZHOU: The thing is that could be a possibility like that one of the staff did apply
5 [REDACTED]: the visa, for them and use the company credit card paid to pay for it and
got the money back from Joseph or Angelo.
[REDACTED]: Okay, so moving on, on that ledger. On the 15th of the 4th 2016, \$6080 for
transport, and it says in the description, air ticket HK, can you recall who
that was for?
ZHOU: Who's HK, must be Hong Kong.
10 [REDACTED]: That's right, I would assume that would be correct.
ZHOU: HK is Hong Kong.
[REDACTED]: All right, what was the tickets for?
ZHOU: I don't think anyone's initials are HK.
[REDACTED]: Ok.
15 ZHOU: Can't be Harry, its HH, HK - - -
[REDACTED]: Do you have a recollection of paying for travel for Angelo Tsirekas on this
occasion?
ZHOU: Sorry.
[REDACTED]: Do you remember paying for -
20 ZHOU: No, no.
[REDACTED]: - travel?
ZHOU: I remember like.
[REDACTED]: Did you pay his airfare is what I'm saying.
ZHOU: No, I never paid for the airfare.
25 [REDACTED]: You never paid for any airfares what so ever?
ZHOU: From my memory I didn't pay for..
[REDACTED]: Okay, so can you recall what the \$6080, may have done towards? I know
it went to an air ticket, and HK may represent Hong Kong.
ZHOU: The thing is I couldn't remember of these things, but if, whoever I spent
30 will have the name next to it. But, this means it must be, it must be a
client.
[REDACTED]: Right, ok all right. There's also a further cost of \$2250 on the 21st of April
2016 at the Shangri La Shanghai. Do you remember going to the Shanghai
La in April in 2016?
35 ZHOU: I stayed at Shangri La.
[REDACTED]: All right, so could that be your costs?
ZHOU: That could be me.
[REDACTED]: Your accommodation costs?
ZHOU: I, I do stay at Shangri La all the time, but it could be me.
40 [REDACTED]: All right. That's ok.
ZHOU: It could be someone else.

[REDACTED]: Yeah. Similar on the 8th of April 2016, 17, \$790, well it's a little bit, yeah, \$790 air ticket. Do you have a recollection what that may represent?

ZHOU: \$790?

[REDACTED]: Yeah.

5 ZHOU: It must be domestic.

[REDACTED]: All right.

ZHOU: I don't think any ticket to China.

[REDACTED]: Not for Angelo Tsirekas or Joseph Chidiac? No, ok. There's a note here on the ledger, \$232, gift for client it doesn't say who the client is, 7th of April 2016 . Do you remember what the gift was for?

10 ZHOU: No.

[REDACTED]: No. Then we get to the next page ledger 7th of April 2016, 574 , visa to China. Does that assistant your memory this is the 574 we are talking about with Angelo and Tsirekas? Angelo and Joseph I should say? It appears that, that was the visa to China.

15 ZHOU: No, I don't remember that.

[REDACTED]: You don't remember, ok

ZHOU: The only thing I know, I don't think they owe me any money, for sure.

[REDACTED]: All right. You do agree however - - -

20 ZHOU: If you get a chance, you know you can ask Joseph or Angelo.

[REDACTED]: Oh sure.

ZHOU: You know, if they probably paid their money back to iProsperity for the visa, I'm not sure.

[REDACTED]: Yep. Right, I'll show you this email D10735201 dated 26th of July' 16, so this is after the May emails, ok. Belinda Li is forwarding you a couple of pictures, I'll show you the first attachment, do you recognise that man in that picture?

25 ZHOU: Joseph.

[REDACTED]: I beg your pardon?

30 ZHOU: Joseph.

[REDACTED]: Joseph.

ZHOU: Yep.

[REDACTED]: And the second passport vis, the second or photo of that man, do you recognise him?

35 ZHOU: Yeah, that's Angelo.

[REDACTED]: Do you agree that they're photographs of their passports? Do you agree that's what you see in front of you?

ZHOU: Yep.

[REDACTED]: So, this email dated 26th of July '16, Belinda Li is forwarding you photographs of Angelo and Joseph's passports, do you agree it's received by you?

40

ZHOU: Yep.
[REDACTED]: Why did she do that?
ZHOU: I, I, I, the only thing I remember is like they had difficulty to apply the visa themselves.
5 [REDACTED]: Ok.
ZHOU: So, they could've, at that time the China Embassy moved or something like that. So they asked us to do the visa for them. As I told you in the beginning like.
[REDACTED]: So what was the difficulty?
10 ZHOU: That's the only thing I can remember.
[REDACTED]: So, what was the difficulty, why couldn't they apply for it themselves?
ZHOU: I don't know.
[REDACTED]: It wasn't just because the embassy moved, surely that's not the difficulty they faced.
15 ZHOU: Maybe they are too busy, I don't know, I can't remember.
[REDACTED]: Is it the case that iProsperity and persons associated with iProsperity paid for their visas to travel to China? Is that, that's the case isn't it Chun?
ZHOU: I think, I think the travel is covered by the government though.
[REDACTED]: I'm asking you about visa costs. That's my proposition to you.
20 ZHOU: But my point, what I understand the email which you showed me.
[REDACTED]: Right.
ZHOU: Is I do remember at that time something to do with that, that's what I remember, what I remember is, I been told like they don't know how to apply the visa.
25 [REDACTED]: All right.
ZHOU: Due to the embassy. And so I got one of our office manager, I didn't do it myself so I got, that why I couldn't remember, I've got one of our office staff to apply for the visa for them, I definitely did that.
[REDACTED]: Ok.
30 ZHOU: I don't just, I just don't remember I paid for them.
[REDACTED]: Okay, and you think that was Jennifer Ma?
ZHOU: I think it's Jennifer.
[REDACTED]: You think it's Jennifer,
ZHOU: Because usually she is the one doing all this.
35 [REDACTED]: Ok.
ZHOU: For the company.
[REDACTED]: So can you tell me now, having a chance to look at those documents, you've submitted a reimbursement claim, expense claim? For \$574 -
ZHOU: Yep.
40 [REDACTED]: - it says visa and it says Angelo and Joseph, are you able to explain that any further?

ZHOU: Probably they paid it back to iProsperity, I don't remember, I don't remember.

[REDACTED]: You don't remember paying for it?

ZHOU: I don't remember I paid for it.

5 [REDACTED]: Based on your comment earlier, that your submission, your expense submission is accurate.

ZHOU: Yep, it's just like I have a lot of clients.

[REDACTED]: Right.

ZHOU: Pay this, pay that.

10 [REDACTED]: Sure, ok.

ZHOU: I have like a lot of people applying for visa.

[REDACTED]: All right, let's move on.

ZHOU: Yep.

[REDACTED]: I want to talk about another subject, do you have a recollection if the

15 Langham Hotel in Shanghai had an account with iProsperity?

ZHOU: Account?

[REDACTED]: Yeah, business account, so members of iProsperity or their guests could go to the Langham and get --.

ZHOU: Do you mean free breakfast?

20 [REDACTED]: - well there might be some benefits involved I'm not sure, but do you remember if there was an account set up? Let me help your memory.

ZHOU: Langham Hotel.

[REDACTED]: Yeah.

ZHOU: I know we have deals, special deals with Shangri La a hotel in Shanghai.

25 Because I did that.

[REDACTED]: Ok.

ZHOU: The Langham, I don't remember anything.

[REDACTED]: Okay, sure. So, I'm going to show you an email now Chun, its

30 D10735255, dates 14 December 15, it's headed confirmation letter for iProsperity Group, Mark Zhang, iProsperity to Chun Zhou at planetel.com.au. The email body talks, its actually comes from Langham Hotels, the reservation desk, it talks about attaching confirmation of bookings and a request to produce a credit card to secure the booking and those involved in the booking, Mr Chong Rang, Mr Gregory James Sue

35 Fong, , Mr Jeffery Wang, Mr Peter Thornton, Mr Simon Yuk, Yu , I'll give you an opportunity to to look at that.

ZHOU: Just can I have a look at -..

[REDACTED]: Yeah, you can have a look, yeah sure.

ZHOU: - it's a, all our staff -

40 [REDACTED]: Yep.

ZHOU: - in Sydney and Melbourne and some of them is doesn't even work for us..

[REDACTED]: So, from my reading of that particular document it was scheduled for a December 15 booking date, is that about right?

ZHOU: It says 14th-

[REDACTED]: Maybe not.

5 ZHOU: - of December.

[REDACTED]: Yep, December '15.

ZHOU: Yeah.

[REDACTED]: Do you remember what date that event was?

ZHOU: Maybe a roadshow, I can only guess, because I just, just based on the

10 [REDACTED]: That's all right.

ZHOU: So must be a roadshow

[REDACTED]: What do you mean a low show?

ZHOU: Roadshow.

15 [REDACTED]: Roadshow.

[REDACTED]: Oh, roadshow.

ZHOU: Yep.

[REDACTED]: Like an entertainment thing?

ZHOU: Not entertainment, it's just (laughs) it's a - - -

20 [REDACTED]: All right, why did Mark Zhang forward that to you?

ZHOU: I don't remember.

[REDACTED]: Were you in China, were you going to be in China or were you in China at around about that time?

ZHOU: 2015, that was five or six years ago. 20 - - -

25 [REDACTED]: Or maybe January '16.

ZHOU: I don't remember.

[REDACTED]: Would it have been your role as a relationship manager to make sure that these people traveling to China maybe were looked after?

ZHOU: My role is mainly looking after clients from China to Australia.

30 [REDACTED]: Ok. All right, so why would Mark pass this email to you?

ZHOU: Maybe I was in China. Maybe.

[REDACTED]: What does the Chinese writing at the top say here? Something, something iPhone.

ZHOU: Oh, from my iPhone.

35 [REDACTED]: From your iPhone, it's a generic from your iPhone.

ZHOU: Yeah.

[REDACTED]: Ok.

ZHOU: And this is a forward you mean email, the second one, saying this is a forward email.

40 [REDACTED]: Yep.

ZHOU: From my iPhone, so the reason why I think is because of all those people maybe I'm in China doing a roadshow with them. So, they want me to, they probably want me to organise drivers to take them to the hotel or.

██████████: Look after them in some way.

5 ZHOU: Or it could be they had a fight with the hotel which they always do. So they, he just sent me the initial price.

██████████: Did you book that for those gentleman?

ZHOU: I never, I never book hotels.

██████████: Never booked, never paid for any hotel accommodation?

10 ZHOU: I don't remember.

██████████: Okay, I'm going to show you this email dated 14th of December. Can I have that back please Chun?

ZHOU: Yep.

██████████: Thanks. So this is the same date, this is the original email was sent and

15 6:02pm.

ZHOU: Yep.

██████████: This email is sent at 11:02pm to yourself from ██████████. And it attaches two further bookings, from, it starts at the bottom, the second page at the bottom from the reservation desk at Langham to ██████████ at

20 iProsperity cc'ing in ██████████ and ██████████. Are they both employees from iProsperity?

ZHOU: Can you say it again? C?

██████████: Cc as in carbon copy, so they were, these people were copied into the email. ██████████ ██████████ and ██████████. Were they I - - -

25 ZHOU: Must be the Chinese staff. I can't...

██████████: Must be the Chinese staff.

ZHOU: Yep.

██████████: Ok. And on the 14th of December, ██████████ sends a request to the reservation desk at Langham. Please book two more rooms for guest

30 below Angelo Tsirekas and Joseph Chidiac for 1 to 5 January that's 1-5- /2016, and they provide an oodanumber which I understand is like frequent flyer number for the Langham. Then attached to that are some bookings for Joseph Chidiac for the dates of 1 January16 to 5 January16, and also if I'm not mistaken Mr Angelo Tsirekas and that was forwarded

35 to you that night on the 14th of December.

ZHOU: So - on the 14th of December, that's on the same night.

██████████: It also happens to coincide with the same dates or very similar dates as two members of iProsperity, being in China or at the Langham, the previous email I just showed you. So I'm asking you this question, do you know

40 why Mark sent you these emails?

ZHOU: I don't remember any of this.

██████: Ok. Did you pay for the Langham Hotel for these particular bookings?
ZHOU: I don't remember.

██████: You don't remember? Did iProsperity pay for the Langham Hotel for Angelo Tsirekas and Joseph Chidiac? Or any other person associated with iProsperity? Do you know that?
5 ZHOU: That's like two, two different groups. I'm just wondering why they booked last minute, it was on the same date they made the booking, I'm thinking why, why is that.

██████: I'm not overly concerned why the bookings were split up, there might be a very valid reason behind that, my question is do you know who paid for those bookings, the accommodation at the Langham for Joseph Chidiac and or Angelo Tsirekas.
10 ZHOU: I do believe they paid themselves.

██████: You do believe that. Why do you have that belief Chun?
15 ZHOU: Because he give me that two hundred dollars back.

██████: Do you have any other reasonable belief?
ZHOU: Cause I don't, I don't remember paying for them.

██████: Is it possible you paid for them?
ZHOU: I don't, It's a long time ago, I don't remember I paid for them.
20 ██████: Yeah, my question is -

ZHOU: It could -

██████: - is it possible you paid for them?
ZHOU: What happened was I paid the whole group, for all the rooms, and Angelo and Joseph they just paid back to iProsperity or something like that, paid back to Harry Huang.
25 ██████: How do you know that? Why do you think that?

ZHOU: If I paid for them I would've remembered, but I could be paid for the whole group.

██████: Why do you say you could've paid for the whole group? I mean honestly Chun if you paid for the whole group, I would suggest it would be quite expensive because there is a lot of people staying at the Langham Hotel, they all stayed in the executive suites, I mean I'm not great on conversions.
30

ZHOU: It could be a possibility I mean is like you know, a China Hotel, where you check in you need to put a hundred dollar deposit down and when you check out you pay for everything yourself. It could be like I just paid for a deposit or something like that, seriously I can't remember.
35

██████: Okay, we were talking about the Links Club earlier, actually no I won't do that just yet. I want to talk about an email, actually I'll ask you this question, do you have a recollection of being involved in arranging a wedding in December '15, a wedding guest list?
40

ZHOU: A wedding guest?
[REDACTED]: Yeah. Do you remember?
ZHOU: Who's wedding?
[REDACTED]: Harry Huang's?
5 ZHOU: No, why should I.
[REDACTED]: Or Kevin Ji? Do you remember being involved?
ZHOU: Kevin, Kevin Ji.
[REDACTED]: Yeah, all right - - -
ZHOU: Kevin Ji's wedding is in Shanghai.
10 [REDACTED]: All right. When I ask you this question I'm going to show you an email, I just want to get to the point now D10735254, it's an email 15 December 2015 between Harry Huang and yourself, attaching a wedding guest list. The wedding guest list has a number of Chinese writing and persons on it, including Angelo and Joseph. I'll show you that document. Does that
15 document assist your memory to whose wedding it was?
ZHOU: That's Harry's wedding, seems like.
[REDACTED]: Harry Huang.
ZHOU: Harry Huang, yep.
[REDACTED]: Look at the last page for me please Chun if you don't mind, now there
20 appear to be some dates.
ZHOU: Yep.
[REDACTED]: In Chinese writing.
ZHOU: Yep.
[REDACTED]: What does the Chinese writing say?
25 ZHOU: It's just the schedule.
[REDACTED]: The schedule.
ZHOU: Yep.
[REDACTED]: Right. Can you explain what the schedule says?
ZHOU: (Coughs) sorry, excuse me. It's, first things is like Harry and [REDACTED], which
30 is his wife, checking name the second one is for lollies. And the third one is from tea for the parents.
[REDACTED]: Tea for the parents, yep.
[REDACTED]: Yep.
ZHOU: Post and wedding photo and some lucky draw and red pocket.
35 [REDACTED]: What was that?
ZHOU: Red pocket, that's for Chinese wedding.
[REDACTED]: Oh.
ZHOU: So everyone had to give red pockets.
[REDACTED]: Ok.
40 ZHOU: So, like you give if you are a very close friend you give more, it's like Chinese New Year.

[REDACTED]: It's cash.
 ZHOU: Yeah cash.
 [REDACTED]: Cash, right ok.
 ZHOU: It's like if you are a very close friend, like two hundred or three hundred.
 5 [REDACTED]: Yeah.
 ZHOU: If you are just a normal friend you just give hundred dollars, depend -
 [REDACTED]: And -
 ZHOU: - quality of the wedding. If it's a very...
 [REDACTED]: If it's a flashy wedding you give more. I see the date on that is the 10th of January '16.
 10 ZHOU: It's the 1st of January.
 [REDACTED]: Oh, I'm ready upside down my apologies. 1st of January '16.
 ZHOU: I remember that wedding on the 3rd of January.
 [REDACTED]: Yeah. And then there is the 3rd of January schedule, what does that say?
 ZHOU: Wake up 5 o'clock in the morning. And -
 15 [REDACTED]: Sorry, I couldn't quite hear you.
 ZHOU: - wake up 5 o'clock in the morning.
 [REDACTED]: Okay, yep.
 ZHOU: And the first one is move his car, I don't know why maybe the car was
 waiting for them at Langham Hotel, and leave Langham Hotel.
 20 [REDACTED]: Leave the Langham Hotel, right, and if I look at this document. I can see
 Angelo and Joseph were invited.
 ZHOU: Mmm.
 [REDACTED]: Kevin Fan and other members of iProsperity.
 ZHOU: Yep.
 25 [REDACTED]: Would you agree with that?
 [REDACTED]:
 ZHOU: And a lot of clients.
 [REDACTED]: And a lot of clients.
 ZHOU: Yep.
 30 [REDACTED]: [REDACTED] for one.
 ZHOU: [REDACTED] is [REDACTED]
 [REDACTED]: He is also employed by iProsperity too, wasn't he?
 ZHOU: No he's, no he's not
 [REDACTED]: Sorry, [REDACTED], I was thinking of somebody else. Did you go to that
 35 wedding?
 ZHOU: Must be.
 [REDACTED]: Yeah, you remember going?
 ZHOU: Yeah, yeah, I did.
 [REDACTED]: Yeah, so - - -
 40 ZHOU: I was the best man.

[REDACTED]: Okay, so now thinking about the Langham booking, all those people that went over in that early January period, and this wedding for Harry Huang, same period, they all stayed at the Langham, its more than likely isn't it, that they all went over for Harry Huang's wedding.

5 ZHOU: Correct me if I'm wrong, I remember the booking dates is on the 14th.
[REDACTED]: Yes but the actual, the booking date was done in December '15, but the actual rooms were booked for January.

ZHOU: Oh, I missed that part.
[REDACTED]: I'll show you.

10 ZHOU: That's why I was asking you, likewhy.
[REDACTED]: No, that's ok, all right let's just.
ZHOU: I saw that checking in on the 14th,, sorry my mistake.
[REDACTED]: Yeah, no that's ok, I did say that was the booking date. So look, book date 14/12/15, Grand King Room.

15 ZHOU: Sorry my mistake.
ZHOU: I saw it's like, that's why I ask you like why did he book it last minute.
[REDACTED]: No, that's ok, so 14/12, 14th of December 2015, Angelo Tsirekas, he got the Grand King room, its CNY sixteen hundred dollars a night, plus fifteen percent surcharge.

20 ZHOU: Yep.
[REDACTED]: Right, check in one, one, sixteen, check out one, five, sixteen1, right?
ZHOU: Mmm..
[REDACTED]: The wedding by this document I'm showing now, D10735254, is the wedding guest list, the 3rd of January that's when the wedding took place,

25 so it's fair to say that iProsperity members, including Angelo and Joseph attended Harry Huang's wedding.

ZHOU: It looks like they did attend it, yeah.
[REDACTED]: And you were present?
ZHOU: Yeah.

30 [REDACTED]: And you saw Angelo there, didn't you?
ZHOU: I can't remember.
[REDACTED]: And you saw Joseph was there?
ZHOU: Like, it was too much people, I, if, I, if this one correct, I say they were there.

35 [REDACTED]: Well it looks like you booked it for them.
ZHOU: I didn't for them, I never book hotels.
[REDACTED]: With confirmation sent, you did some sort of payment for them, you said before you might've done it for the whole group, maybe the deposit?

ZHOU: The thing, like I'm definitely not going to pay for it, because it's not my
40 wedding. So, the Chinese what they do is, like the hotel, they pay for all

the guests deposit, when they make the booking which is a hundred dollars per room. So when they check out the room they could've paid it.

██████████:

They can pay?

ZHOU:

Because its, I do remember otherwise Harry would pay for everyone, because he was getting married, so I was just helping him.

5

██████████:

Yeah.

ZHOU:

I may have I just took his credit card and paid everyone deposit, because otherwise it will be too hard. Maybe that was the time they lost their wallet, I couldn't remember.

10

██████████:

Right, ok.

ZHOU:

Yeah, I just couldn't, it's possible it's like, if I remember like, normally that's how it works, you know it's just, we just book the room, to get a guarantee of the room.

██████████:

All right.

15

ZHOU:

Just like to check in, or whatever.

██████████:

Yeah.

ZHOU:

So normally what ██████████ job is, he check in the room for our clients first, that's how it works in China.

██████████:

Yeah.

20

ZHOU:

So when ██████████ when he made the booking, so normally like maybe the clients arrive very late or they got here earlier, we go there because he knows the manager very well -

██████████:

Right.

ZHOU:

- of Langham, so he just booked the room, just take the room first, just pay for the deposit,

25

██████████:

Yeah, but we understand that.

ZHOU:

Yeah.

██████████:

When ██████████ said, did you see Angelo and Joseph at the wedding, what I was saying is that it would be likely that you did, because you did have that confirmation.

30

ZHOU:

It look like it's there, you know. But its five six years ago, the - - -

██████████:

But, I understand that, so all right in January, you went to Harry Huang's wedding.

ZHOU:

Yah, I did.

35

██████████:

All right, we are reasonable confident Angelo and Joseph went, all right. You'd already met Angelo or seen Angelo prior to then because you met him in November '15, and you had seen him at a café prior to that when you picked up Michael Gu, so did you recognise Angelo at this occasion at the wedding of '16 in January 16?

40

ZHOU:

Oh, but, okay..

██████████:

It's a simply question its either yes or no. Did you, did you see him there?

ZHOU: I don't want to tell you I can't remember, what I do remember is, you know the, I do remember Joseph lost his wallet at the satellite the (unintelligible) city of Shanghai, of whatever Canada Bay, is one trip. And the wedding, I'm not sure, I think it's definitely a different trip.

5 [REDACTED]: Oh yeah.

ZHOU: It's definitely a different trip.

[REDACTED]: So the, the sister city-

ZHOU: So now your question, yeah, yeah.

[REDACTED]: - the sister city things -

10 ZHOU: Yeah.

[REDACTED]: Was separate.

[REDACTED]: - it's November '15.

ZHOU: Yep. It's different trip, yeah.

[REDACTED]: The wedding was January '16, so two months, three months later.

15 ZHOU: Yeah, yeah, ok.

[REDACTED]: Ok.

ZHOU: So, what's your question now?

[REDACTED]: So, do you have a recollection of seeing Joseph and or Angelo at the wedding?

20 ZHOU: Yes, at that time I know them already.

[REDACTED]: Yeah I know, did you see them?

ZHOU: Must be.

[REDACTED]: I have some information that it was well known and discussed at the wedding that Angelo was going to help iProsperity with the Rhodes site.

25 Do you have any knowledge about that, or did you hear anything being said about that?

ZHOU: No.

[REDACTED]: Okay all right. I'm going to show you this document it's the email dated 23 July 2016, so five months later, an invitation, a wedding invitation was

30 sent.

ZHOU: Another one?.

[REDACTED]: Yep, from Kevin Ji to Joseph Chidiac, and Michael Gu was cc'd into it, and it also contains an invitation to Angelo Tsirekas.

ZHOU: Ok.

35 [REDACTED]: Do you know who Kevin Ji is?

ZHOU: Yep.

[REDACTED]: His iProsperity?

ZHOU: Melbourne. Melbourne.

[REDACTED]: Melbourne guy?

40 ZHOU: Yep.

[REDACTED]: Okay, now that was to be held in August 2016 in Shanghai? Is that, if I remember correctly. Something -

ZHOU: (Unintelligible).

[REDACTED]: - I can't pronounce the word, something Dong Road, Shanghai.

5 ZHOU: No, sorry.

[REDACTED]: I'm going to ask you some questions, did you go to that wedding?

ZHOU: I can't remember.

[REDACTED]: You can't remember?

ZHOU: Definitely I attend the wedding if I was in Shanghai.

10 [REDACTED]: If you, sorry?.

ZHOU: If I was in Shanghai at that time I would definitely attend.

[REDACTED]: All right, for the record I showed - - -

ZHOU: I can check easy, I can go to my passport and check.

[REDACTED]: Okay, we'll get you to do that. For the record, I just showed email dated

15 23 July 16 to Chun its D10735203, I'm not going to press you any further on that. I want to look at some, some further details regarding a reimbursement claim, I failed to bring it up earlier, did you ever live at Ashfield?

ZHOU: No.

20 [REDACTED]: No, all right, did you ever submit an expense claim -

ZHOU: Oh that -

[REDACTED]: To Harry?

ZHOU: - that's um, I tell you the story, I think the house there was a unit, it was under my wife's name, so the story is at that time Michael Gu was doing something with a company called Crown Property, Crown (unintelligible).

25 [REDACTED]: Sorry, oh Crown.

ZHOU: Crown construction or development, it's same as the Casino Crown, it start with Crown. Actually Michael did a big, a huge roadshow in China, and he promise the company he was going to sell at least ten units for them at the market price which is ten to fifteen percent more than the market price, it's very expensive for a one bedder, and some very bad design of that unit, so after three days of the roadshow, we didn't sell even one. So, Michael asked my wife to buy one.

30 [REDACTED]: Right.

35 ZHOU: Put it in her name because no one knows her, but that's, that is, but that's for his face.

[REDACTED]: Right.

ZHOU: Because he felt like losing face, he promised that company which was Crown he going to sell his ten, but he didn't sell anything.

40 [REDACTED]: Right.

ZHOU: So, after a few years, we sold the, my wife sold the property, but everything is like um, whatever lost is like, iProsperity pays for it because it's nothing to do with me. I just did a favour for Michael, that's all.

[REDACTED]: Right, so your wife purchased a unit.

5 ZHOU: You can ask my wife, I'm sure she will tell you the same story.

[REDACTED]: Right.

ZHOU: Yeah.

[REDACTED]: I'm sure she will, right. So, she purchased a unit.

ZHOU: Yep.

10 [REDACTED]: A built unit or a unit off the plan?

ZHOU: A built unit, sorry.).

[REDACTED]: A built unit. What was the address?

ZHOU: It's on, Liverpool Road, it's on Liverpool Road, I don't remember the exact address, it's very close to the station.

15 [REDACTED]: Right, and - - -

ZHOU: I think it's opposite the, Ashfield High School, I think.

[REDACTED]: Right and when did she purchase this unit?

ZHOU: I don't remember.

[REDACTED]: You don't remember?

20 ZHOU: I don't remember at all.

[REDACTED]: Try your best please Chun, can you remember what year it was?

ZHOU: I don't know.

[REDACTED]: Do you know how much she spent?

ZHOU: Eight hundred.

25 [REDACTED]: Eight hundred thousand dollars.

ZHOU: Eight hundred and eighty, something like that.

[REDACTED]: Where did she get the money for that?

ZHOU: Because it's Chinese lucky number, it says eight hundred and eighty.

[REDACTED]: No, no, no, sorry where did she get the money to buy the unit?

30 ZHOU: iProsperity paid for it.

[REDACTED]: So, they gave her money to buy the unit.

ZHOU: No, everything was, is just like, is just like, yeah, actually iProsperity paid for everything.

[REDACTED]: All right, let's step back a bit, so Michael was overseas on a roadshow trying to sell units?

35 ZHOU: Yep.

[REDACTED]: Through Crown Properties, is that his company?

ZHOU: No, it's someone else, run by some guy, he's Indonesian, it's a very big company, if you do some Google research -

40 [REDACTED]: Ok.

ZHOU: - you can find it easy.

[REDACTED]: And they had some interest in apartments in Ashfield is that right?
ZHOU: No, they are selling it, the company is selling it. They asked Michael to do the roadshow in China for them.

[REDACTED]: Why did they ask, why did they ask Michael?
5 ZHOU: Michael is acting like an agent in China.
[REDACTED]: Ok.
ZHOU: So, he was helping them to selling in China.
[REDACTED]: Do you know when he was over in China trying to sell these places? No? What's the conversation he had with you about this apartment?
10 ZHOU: I remember the last part of what happened is like, he told Harry Huang, my wife was the one interested to buy that property. I think that was crap that was impossible, I wouldn't pay an extra twenty percent above the market value to buy that unit. I asked iProsperity you have to pay for the gap, so I'm not going to do that you guys it's been a long time, after what
15 happened, so I have to sell it, and whatever I lost iProsperity has to cover, because it's not my problem.
[REDACTED]: So, talk me through, who purchased the unit?
ZHOU: My wife.
[REDACTED]: Did she pay her own money up front?
20 ZHOU: No. No.
[REDACTED]: Nothing?
ZHOU: Nothing.
[REDACTED]: iProsperity gave her the money.
ZHOU: Yep.
25 [REDACTED]: To buy the unit?
ZHOU: Yep.
[REDACTED]: Eight hundred and eight thousand dollars.
ZHOU: Something like that, I don't – yeah..
[REDACTED]: Because your wife does she work?
30 ZHOU: At that time she wasn't.
[REDACTED]: She wasn't working. And this is a save face attempt -
ZHOU: Yep.
[REDACTED]: - for Michael, was it? Because his sales wasn't working.
ZHOU: Yep, it was a failure.
35 [REDACTED]: It was a failure. And you had a conversation with Michael about this and you weren't happy about it? Was that right?
ZHOU: Something like that.
[REDACTED]: Something like that.
ZHOU: I didn't have a conversation with Michael.
40 [REDACTED]: With Harry?
ZHOU: With Harry.

[REDACTED]: My apologies, I misunderstood. All right, so, the unit was purchased by your wife in her name, but with iProsperity money.

ZHOU: Yep.

[REDACTED]: Right. Then what happened?

5 ZHOU: The property was sold after, well initially it was rented, so basically cover some of the costs, I've never been to the unit ever. So it was rented to someone, actually was it rented? Actually, I couldn't remember, maybe, maybe not, maybe it was vacant at that time, so the house, I think is vacant all the time, it's been vacant for two years.

10 [REDACTED]: All right.

ZHOU: So, the unit was just there for Michael to get agree, to sell it.

[REDACTED]: To get a what sorry?

ZHOU: To get Michael's permission to sell it, because iProsperity paid for everything for that.

15 [REDACTED]: Right, so was it sold? Or does your wife still own- - -

ZHOU: After two three years (coughs) sorry.

[REDACTED]: Right. So, for that period for two or three years did either you or your wife live in it?

ZHOU: Not ever.

20 [REDACTED]: It's just always rented.

ZHOU: It's always vacant. It's vacant all the time.

[REDACTED]: All right. Did you know the address?

ZHOU: (Unintelligible).

[REDACTED]: No ok, and when it was sold I assume your wife sold it under her name?

25 ZHOU: Yep, yep.

[REDACTED]: And a certain amount of money came back? Do you know the total amount of money it was sold for?

ZHOU: So, what happened is like.

[REDACTED]: Chun, can we please ask you the question please.

30 ZHOU: Yep.

[REDACTED]: It was sold two or three years later.

ZHOU: Yep.

[REDACTED]: That's your evidence so far, do you know what the price was that it sold at?

35 ZHOU: No.

[REDACTED]: You don't know. Did the sale money go straight back to iProsperity or did somebody else keep it?

ZHOU: Go back to iProsperity.

[REDACTED]: It went back to iProsperity?

40 ZHOU: Yep.

[REDACTED]: Who gave it back to iProsperity?

ZHOU: My wife.
[REDACTED]: Your wife. And where did the money, did the money go into a lawyer's bank trust account and then into her account? Or what's the situation there?

5 ZHOU: Sorry to interrupt you.
[REDACTED]: Yeah, ok.
ZHOU: If my memory is correct I believe there is finance, so whatever she sold, I think I recovered the finance part. So there is, so that's why I said that was the market value of that apartment twenty percent under, so when my wife

10 [REDACTED]: sold the apartment, it just covered whatever finance she got.
[REDACTED]: But why would she need?
ZHOU: Probably a little gap.
[REDACTED]: I don't understand why she'd need finance if iProsperity gave her the eight hundred and eight thousand.

15 ZHOU: No, iProsperity just paid the deposit.
[REDACTED]: Oh, just the deposit, sorry, but you did say eight hundred and eighty thousand dollars.
ZHOU: I know the price is eight hundred and eighty.
[REDACTED]: Oh, ok.

20 ZHOU: The selling price was eight hundred and eighty.
[REDACTED]: So, they only paid a deposit.
ZHOU: Only the deposit.
[REDACTED]: And you had to get to get finance.
ZHOU: My wife had to get finance.

25 [REDACTED]: Yeah, sorry, your wife got finance for the rest of it.
ZHOU: Yep.
[REDACTED]: What was the deposit worth?
ZHOU: Ten percent.
[REDACTED]: So, eighty thousand bucks, eighty eight, ninety thousand dollars,

30 [REDACTED]: something like that.
ZHOU: Something like that.
[REDACTED]: All right, ok. That's ok, no worries.
ZHOU: That's why I said we lost, the money she sold just covered the finance, this is all I can prove to you, it's very easy, you know.

35 [REDACTED]: Well that's what you're telling me.
ZHOU: Yeah.
[REDACTED]: So, let me get this right, at a certain point in time.
ZHOU: Yep.
[REDACTED]: Michael Gu, being iProsperity paid a deposit or was it Harry Huang that

40 [REDACTED]: paid it? Who physically paid money for the deposit?
ZHOU: I don't remember.

[REDACTED]: Definitely ten percent?
ZHOU: Ten percent, yep.
[REDACTED]: Total price of the unit was eight hundred and eighty thousand, that what you've told me.
5 ZHOU: Yep.
[REDACTED]: All right, it's about eighty ninety thousand dollars, call it ninety thousand dollars, right?
ZHOU: Yep, something like that.
[REDACTED]: Okay, it sells some years later. Do you remember when it sold?
10 ZHOU: I remember it happened two years, around two years after that.
[REDACTED]: All right.
ZHOU: After the purchase, after the initial purchase.
[REDACTED]: Right, so what year did it sell?
ZHOU: I don't remember.
15 [REDACTED]: All right, and your wife was involved in the selling of that particular unit? You weren't involved?
ZHOU: I wasn't involved she was the one doing it.
[REDACTED]: She was the one that initiated the sale.
ZHOU: Yep.
20 [REDACTED]: Was it at the behest or did someone ask her to sell it or she just decided?
ZHOU: I ask, I asked her to sell it.
[REDACTED]: Why did you ask her to sell it?
ZHOU: Why did I ask her to sell it? Why did I ask her to sell?
[REDACTED]: It was constantly being rented wasn't it?
25 ZHOU: No, it was vacant, all the time until it sold.
[REDACTED]: I'm sorry I thought you said it had been rented?
ZHOU: I said vacant.
[REDACTED]: Vacant, so who was paying the finance.
ZHOU: Finance, it was definitely from my wife's account. And who is paying for the finance? iProsperity paying for it.
30 [REDACTED]: Yep. Okay.
ZHOU: I just don't remember.
[REDACTED]: Because your wife wasn't working. She, she didn't - - -
ZHOU: The reason why is it's not your house, it's not something I'm willing to
35 buy, so it's just I'm helping, not helping, Michael said do this for me, at that time I was working for iProsperity, you know. I was thinking no loss for me so I'll just do it, it's not illegal. I'm just, I'm...
[REDACTED]: No, I'm not saying it illegal but you got your wife involved at the request of Michael to put her name on a document that purports that she owns the
40 property, the real owner is iProsperity. Because Michael's asked you to do this and they're paying for it.

ZHOU: Yep.
[REDACTED]: So, they paid the purchase, sorry they paid the deposit and they paid the finance?
ZHOU: Yep.
5 [REDACTED]: And it was never rented out?
ZHOU: Never rented out.
[REDACTED]: And then some years later you told your wife go and sell the property. Why did you do that?
ZHOU: Why not? It's just, as I said it's not my property.
10 [REDACTED]: Right. Well that's exactly my point it's not your property.
ZHOU: It's not my property so I, I, I should sell it. I don't want anything to do with it, it's too much trouble.
[REDACTED]: But my question Chun is I don't understand why you'd ask your wife to sell a property that you have no involvement in and no ownership in it.
15 [REDACTED]: It's technically hers but the real owner is Michael Gu from iProsperity. So, I'm asking you why did you get involved to ask her to sell the property, do you have a recollection?
ZHOU: I just try to remember what, what, why I shouldn't like - - -
[REDACTED]: No, no, it's not why I shouldn't, its why did you? Did someone ask you to sell it?
20 ZHOU: I just, I remember I said it probably five, ten minutes ago. At that time, I did get a message from Harry Huang which Michael told him about that apartment, about the unit, which my wife was the one, that initially she was the one to initially wants to buy that unit. I said that - - -
25 [REDACTED]: That's the, that's the purchase.
ZHOU: That's the purchase.
[REDACTED]: We've moved on from that, we are now on the selling stage.
ZHOU: But Michael says that.
[REDACTED]: Yeah.
30 ZHOU: So that's the time, he is going to leave everything to me, I don't remember, but I know the story was he told Harry Huang he has nothing to do with that purchase, it's my wife, my wife wants to purchase that.
[REDACTED]: Listen Chun, is it a story or is it the truth?
ZHOU: It's the truth.
35 [REDACTED]: Ok.
ZHOU: I'm telling you the truth, because I got, I got this information from Harry Huang, which he told me he asked me about that unit in Ashfield what's happening. Because mainly this is between me and Michael, Michael asked me to do a favour for him, and he said Michael told Harry, this unit is my wife is the one that wants to buy it initially.
40 [REDACTED]: Right.

ZHOU: I told Harry Huang that was a lie that it was impossible I was going to buy.
[REDACTED]: Ok.
ZHOU: The unit. Why should I buy it?
[REDACTED]: Right.
5 ZHOU: So, I told Harry Huang lets finish this, let's sell it whatever loss it's
company, I want nothing to do with it, just sell it, that's my point. Why
should I keep it? It's too much trouble, you know, if Michael, at that time
I was really upset with Michael, because he said my wife was the one who
wants to buy it, I said I'm doing you a favour, I'm buying this, I won't go
10 through all the trouble, my wife has to go through all the finance. It's not
like I'm getting benefit from it, so why should I go through all the trouble
for two years, and now you come to me and says your wife is the one that
wants to buy it.
[REDACTED]: So, you didn't get any benefit from this personally?
15 ZHOU: Not even one cent.
[REDACTED]: Not one red cent?.
ZHOU: I remember my wife send me, after she sell the house, she gave me
something like the access, there was some sort of a report, all the running
costs.
20 [REDACTED]: Yeah.
ZHOU: Everything, I think she still got it. So basically, she spent a lot of time on
this, had to go through to finance all that. So basically, lucky she wasn't
working, because I would be thinking what for, I was the one helping you.
[REDACTED]: Ok. Just so I understand this.
25 ZHOU: Do you get my point?
[REDACTED]: Yeah.
ZHOU: Yeah.
[REDACTED]: All right, so I understand this, she purchased the house in her name?
ZHOU: Yep.
30 [REDACTED]: At the behest of you asking her -
ZHOU: Yep.
[REDACTED]: Because Michael asked you, it was all about saving face.
ZHOU: Yep.
[REDACTED]: That's your story.
35 ZHOU: Yep.
[REDACTED]: They paid a ten percent deposit on an eight hundred and eighty thousand
dollar house.
ZHOU: Yep.
[REDACTED]: Some years later and we don't know when, you asked her to sell it, and we
40 are not hundred percent sure on why you asked her but none the less that's

your testimony, so far. You asked her to sell the house or sell the unit I should say, the unit was sold. Did the money go back to iProsperity?

ZHOU: There's not maybe, a little bit of money but, I can't, I couldn't remember but the finance just covered whatever she sold, she sold for six hundred.

5 [REDACTED]: So, she made a loss on an apartment.

ZHOU: Yep.

[REDACTED]: In Ashfield.

ZHOU: She sold it for six hundred something.

[REDACTED]: So, she bought it, so it was bought for eight eighty but she lost two

10 hundred thousand dollars.

ZHOU: Yeah, something like that, that's why I want to sell it.

[REDACTED]: But why, why, why did it lose money?

ZHOU: Initially we know the market, that house was twenty percent more than the market value.

15 [REDACTED]: Right.

ZHOU: I told you at the start.

[REDACTED]: Ok.

ZHOU: We, I, I know that because I was helping Michael to sell it, the only reason why they do that is because when you sell a property in China,

20 probably you guys don't know, in Australia, in Sydney the commission is probably one percent, Queensland is more, in China its seven percent.

[REDACTED]: Right.

ZHOU: So, how much are you going to sell your house.

[REDACTED]: Right.

25 ZHOU: If you to sell it at market value you're losing money, there is no way, because you pay all the salespeople seven percent, not include the roadshow and all that cost.

[REDACTED]: Hmm. All right.

ZHOU: So, you have to pay at least ten percent more.

30 [REDACTED]: I just, I just want to clarify all that.

ZHOU: Yep.

[REDACTED]: So you sold it at a loss.

ZHOU: Yep.

[REDACTED]: At six hundred and something thousand.

35 ZHOU: Six hundred maybe seven hundred but definitely not -.

[REDACTED]: Not eight eighty. Not what you bought it for.

ZHOU: - seven hundred and five thousand, it's definitely a loss of near, close to around two hundred thousand so that's why I want to sell.

[REDACTED]: Okay, so you lost two hundred thousand bucks on the deal.

40 ZHOU: Yep.

[REDACTED]: All right, and you made no money out of the deal.

ZHOU: Yep.
[REDACTED]: Right, none whatsoever.
ZHOU: Yep.
[REDACTED]: Ok. All right then, I'm going to show you this document, its dated 27 April
5 '17, and it's from you to Harry Huang and its says Harry just pay the me
the claim without the Ashfield apartment first, I'm short of cash, forty five
thousand eight hundred, uh, four hundred and eighty four dollars point two
six, and there's another email attached to this, dated 16 February 2017,
10 Harry my expense September to December 2016, Ashfield apartment.
Thirty eight thousand three hundred and seventy three dollars, sorry, three
hundred and eighty three thousand dollars, seven hundred, it's three
hundred and eighty three, seven hundred and thirty three point seven two,
sorry, it's a bit of a funny number, I'll get you to look at it. And it's
15 D10736264, and that's a claim for a reimbursement for that amount of
money, firstly I will get you to look at the amount of money you say
you're claiming, tell me is it thirty eight thousand or is it three hundred
and eighty three thousand, not sure if the decimal point is in the right
place.
ZHOU: (Unintelligible) it's not paid.
20 [REDACTED]: I'm not -.
[REDACTED]: What's the amount there, is it thirty eight thousand?
[REDACTED]: What's the amount?
[REDACTED]: Or three hundred and eighty something thousand?
ZHOU: It must be three hundred and eighty three.
25 [REDACTED]: Thousand?
ZHOU: Why is it three hundred and eight three thousand dollars?
[REDACTED]: That's a good question, I don't know. You're the one that sent the email,
tell me why are you asking for that sort of money?
ZHOU: I need to ask my wife.
30 [REDACTED]: No, well, I'm asking you the question. You're the one seeking
compensation or reimbursement for that amount of money and it has
Ashfield apartment next to it, can you explain that to me?
ZHOU: I couldn't remember at all, but I can explain this for sure. Just - - -
[REDACTED]: All right, well I'll give you an opportunity to read it and think about it.
35 ZHOU: Can I check my phone, I'll just go through the conversation with my wife
on that date to see what happened, date, (unintelligible). Do you mind if I
call my wife?
[REDACTED]: Well -
ZHOU: Because I couldn't remember at all.
40 [REDACTED]: - no, that's ok, I think at this stage we will just ask you the question.

ZHOU: I couldn't remember at all, must be something to do with the apartment, Ashfield apartment, so - - -...

[REDACTED]: Is there any other apartments that you or your wife or iProsperity had an interest in?

5 ZHOU: None, that's the only one I can think of.

[REDACTED]: Right.

ZHOU: Why is it three hundred and eighty thousand.

[REDACTED]: Could be a typo, could be thirty eight, I'm not sure, but it could be three hundred and eighty three.

10 ZHOU: Maybe that's the gap? I have to check with my wife, see how much she, when did she sell it and when was, how much was the gap, because I just check WeChat and the conversation only goes for the last two years. So, I have to check with my wife, I couldn't remember.

[REDACTED]: Ok.

15 ZHOU: It must be something to do with the gap. It's the gap between the payment, so it must be like maybe my - - -.

[REDACTED]: All right, let's, let's just park that for a moment.

ZHOU: YeahOkay, can you just park that I couldn't remember at all.

[REDACTED]: So, there's also a claim on the 18th of February 2017 to Harry Huang, it says Chun claim, it's for you, for ten thousand dollars' worth of food.

20 ZHOU: Oh that's the -

[REDACTED]: What was that for?

ZHOU: - ten thousand dollars, that's the, there was a restaurant which we always take the clients to, it's near Chinatown, now it's the peking duck place, and

25 it closed down for a while. At that time, we, it's like a membership, we charge ten thousand dollars, you get fifteen thousand dollars' worth of credit so you can spend because we paying the restaurant.

[REDACTED]: Oh ok. Did you ever take Angelo Tsirekas to the peking duck restaurant?

ZHOU: They closed already, now it's the peking duck.

30 [REDACTED]: Well, whatever the restaurant was.

ZHOU: They open only for two years. I haven't seen them for four or five years already.

[REDACTED]: My question to you is did you ever take Angelo Tsirekas to a restaurant?

ZHOU: They took me to a restaurant.

35 [REDACTED]: They took you.

ZHOU: Yeah, they took me to a restaurant.

[REDACTED]: Which restaurant did you go to?

ZHOU: A restaurant in Burwood, next to Westfield the main entry, there is a Lebanese restaurant, that's, that's probably the only time I went dinner

40 with them.

[REDACTED]: You had dinner with them?

ZHOU: Yeah, once.
[REDACTED]: Who paid for that?
ZHOU: Joseph.
[REDACTED]: Was that the Sahara?
5 ZHOU: I don't remember.
[REDACTED]: Don't know? Was it Lebanese food?
ZHOU: I know, it's on the right hand side, the Westfield main entry in Burwood.
[REDACTED]: Yeah.
ZHOU: It's in the right-hand side, the first, next to the ice cream shop.
10 [REDACTED]: Lebanese food?
ZHOU: Lebanese food, yep.
[REDACTED]: Okay, so you also took or sought reimbursement for \$2000 for a cruise, was that for entertainment of clients?
ZHOU: Just the clients who want to take a cruise around the, around the har-
15 harbour.
[REDACTED]: Sydney Harbour?
ZHOU: The thing is they never go, so we still have that deposit with the cruise company.
[REDACTED]: Did you for a cruise with iProsperity members in Christmas period? In - - -
20 ..
ZHOU: I can't remember. Which year?
[REDACTED]: I'll tell you, 16, December '16, did you go on Christmas party cruise on a Sydney Harbour cruise with iProsperity?
25 ZHOU: Which year?
[REDACTED]: December 2016. December. 7th of December 2016.
ZHOU: I couldn't remember.
[REDACTED]: Do you remember going a Christmas party cruise with your fellow colleagues, in Sydney Harbour?
30 ZHOU: We, we go on a lot if cruise, so I couldn't remember, Christmas party, maybe.
[REDACTED]: All right. At any of these cruises do you remember Angelo Tsirekas or Joseph Chidiac attending?
ZHOU: No.
35 [REDACTED]: No. Okay, Chun getting back to the Ashfield apartment, I have a little bit of trouble understanding your testimony so far, you've told me at one stage, you wanted really no part in this, but you did it for Michael, your wife bought the unit under her name, but iProsperity paid the deposit, she got the finance, it was never rented out, but all the finance was paid by
40 iProsperity and it was sold later on, at your request, although you didn't want much to do with it, and you never made a cent out of it. And yet in

February '17, you're asking for three hundred and eighty three thousand seven hundred and thirty three dollars back, from Harry Huang of iProsperity, is there any explanation why you are asking for that amount of money?

5 ZHOU: That's just a guess ok. I guess that's the amount of money when - - -
██████████: That's right.
ZHOU: That's probably the money if I'm going to keep the apartment, because that's the gap. I do believe that's the gap, plus all the finance, all the extra money I'm going to pay, for over the years, plus the gap, because I told
10 you the house was sold for six hundred, that was the market value. But imagine to years ago, we bought the house for eight hundred and eighty, so that was a loss close to 300k, right. You can find out the selling price.
██████████: Potentially two hundred and eighty.
ZHOU: Yeah so two hundred and eighty.
15 ██████████: You have three hundred and eighty three here.
ZHOU: So, that's the money if you want me to keep the house.
██████████: Right.
ZHOU: So, Michael doesn't agree, so I say, ok if you don't agree to this, I'm going to sell it, so whatever gap you pay me and I'll pay you back.
20 ██████████: Oh, ok.
ZHOU: I think that's the story.
██████████: You think that's the story.
ZHOU: Yeah, that's the one, yep.
██████████: Okay, did you ever get the money back?
25 ZHOU: No, because we sold it.
██████████: You sold it. And all the money went back to iProsperity? Is that right?
ZHOU: I can't remember.
██████████: All right.
ZHOU: Because iProsperity still need to pay me some back. Or I repay but , I can't
30 remember I have to check with my wife. Now I think that could be the reason.
██████████: All right.
ZHOU: That's how I had a fight with Michael, so that's how it started.
██████████: Did you have a good relationship with Joseph Chidiac, didn't you?
35 ZHOU: I only met him, four, five times.
██████████: Yeah, got on well with him, you knew he worked for iProsperity?
ZHOU: I know he was a consultant.
██████████: As a consultant.
ZHOU: Yeah.
40 ██████████: You knew he was being paid by iProsperity, that's accurate?

ZHOU: But he reports to to Harry Huang, so, I never, I never met him in the head office, because I normally stay, I only go to the office once every probably three months.

[REDACTED]: No that's ok, I'm not worried about if you attend an office.

5 ZHOU: Yep.

[REDACTED]: I'm just exploring your knowledge. You knew Joseph Chidiac was being paid as a consultant by iProsperity, that's accurate, isn't?

ZHOU: Yep.

[REDACTED]: You did, when did you know that?

10 ZHOU: After I met him with Harry.

[REDACTED]: Where was that?

ZHOU: I think it was downstairs from our office.

[REDACTED]: Which year?

ZHOU: I couldn't remember.

15 [REDACTED]: How were you told this information, who told you and what were you told?

ZHOU: It's definitely it's either Harry Huang or Belinda Li.

[REDACTED]: Was she present at this time?

ZHOU: Present? [REDACTED]: In the meeting that you are talking about, at the of bottom office.

20 ZHOU: I couldn't remember, I couldn't remember.

[REDACTED]: Ok.

ZHOU: I know it's the only person, who will be in contact with Joseph is Belinda Li.

25 [REDACTED]: Yep.

ZHOU: Or Harry Huang, so it's one of them telling me that, otherwise I wouldn't know.

[REDACTED]: Its either Belinda Li or Harry Huang told you Joseph was - - -

ZHOU: It's either of them.

30 [REDACTED]: Was on the payroll.

ZHOU: Yep, one of them told me.

[REDACTED]: What was his job?

ZHOU: Consulting, I think.

[REDACTED]: Consulting, what did he consult on?

35 ZHOU: I don't know, I have no idea, yep.

[REDACTED]: No idea? And in this meeting at the bottom of your office, with Harry Huang, that you first initially told me about.

ZHOU: Yeah, I was asking what are you guys doing, maybe Harry or maybe Belinda, says oh he is, he is consulting.

40 [REDACTED]: Right and Angelo Tsirekas was present, wasn't he? No? No?

ZHOU: I do remember I only saw Joseph.

[REDACTED]: You only saw Joseph.
ZHOU: I only saw Joseph.
[REDACTED]: Ok. And what year was this?
ZHOU: Four, five years ago.
5 [REDACTED]: Four or five years ago.
ZHOU: That was probably the last time I saw him.
[REDACTED]: Was the last time you saw -
ZHOU: Joseph.
[REDACTED]: - Joseph? OhOkay, I see. Okay,
10 ZHOU: Yep.
[REDACTED]: So, you are aware that Joseph Chidiac was on the payroll of iProsperity to do iProsperity work?
ZHOU: That's what I have been told.
[REDACTED]: Yeah. Do you have an understanding that Joseph Chidiac and Angelo
15 Tsirekas are good friends?
ZHOU: I think they are good friends.
[REDACTED]: Yeah.
ZHOU: Yeah.
[REDACTED]: Ok. And do you know that Angelo Tsirekas has an understanding of what
20 Joe Chidiac does for iProsperity?
ZHOU: They should know. They should know.
[REDACTED]: But do you know that?
ZHOU: Because Joseph was reporting to Harry, so usually when I come back to Australia, I don't even attend the office, the only time I met him because I
25 was having a coffee downstairs, I was, maybe, I was just in the city.
[REDACTED]: Yeah.
ZHOU: I was just taking advantage of a company car park or something like that.
[REDACTED]: You're taking what sorry?
ZHOU: I'm just taking the company car park, so I can park in the company car
30 park.
[REDACTED]: Oh, I see.
ZHOU: Yeah.
[REDACTED]: Sorry. You would have had conversations with Angelo over the years? You would've hosted him in China?
35 ZHOU: I remember him four or five times.
[REDACTED]: Ok.
ZHOU: Yes.
[REDACTED]: And you would've discussed with him, would you have not, that Joseph Chidiac, his friend is working for iProsperity.

ZHOU: No, that was last time, I saw Joseph. I know he was working for iProsperity, when I met him downstairs of the office, then I got informed, Joseph was working for us, but I don't know when.

[REDACTED]: Right.

5 ZHOU: But that was the last time I saw him.

[REDACTED]: That was the last time you saw Joseph Chidiac.

ZHOU: Yeah, I know he was working for iProsperity. But before that I didn't know..

[REDACTED]: And what year was that?

10 ZHOU: Four five years ago.

[REDACTED]: What are we,21 now?

ZHOU: Yeah, 17.

[REDACTED]: 17.

ZHOU: Yeah, something like that, (coughs) sorry.

15 [REDACTED]: 2017 you haven't seen him since?

ZHOU: No.

[REDACTED]: Have you communicated with him since then?

ZHOU: I haven't seen them like for three or four years.

[REDACTED]: Have you communicated with him since 2017?

20 ZHOU: No.

[REDACTED]: You haven't, ok, all right. When was the last time you saw Angelo Tsirekas?

ZHOU: I believe was in Shanghai.

[REDACTED]: In Shanghai.

25 ZHOU: In Shanghai.

[REDACTED]: What year? Do you remember?

ZHOU: Maybe Harry's wedding.

[REDACTED]: In 2016? You're saying to me that's the last time you saw Angelo Tsirekas?

30 ZHOU: I just, I don't know, I can't remember (coughs) sorry.

[REDACTED]: No later than that?

ZHOU: You don't have to worry, it's not....

[REDACTED]: No.

[REDACTED]: That's ok.

35 [REDACTED]: That's ok.

ZHOU: (Unintelligible).

[REDACTED]: I just want to clear this up with you, right.

ZHOU: I couldn't remember there is two things, one is we had dinner at Burwood, and the other thing is we met in Shanghai, I don't know which one is first.

40 [REDACTED]: Which one. But - - -

[REDACTED]: Where did you have dinner at Burwood?

ZHOU: I think Burwood dinner was the last time.
[REDACTED]: Burwood dinner? ZHOU: Because I do remember he brought, they have a few friends, they brought a few friends with them.
[REDACTED]: Is this the Sahara restaurant, the Lebanese food?
5 ZHOU: Yeah, the Sahara is the last time.
[REDACTED]: Right. When did that happen?
ZHOU: I met Angelo.
[REDACTED]: You met Angelo there again.
ZHOU: And Joseph, after that I saw him at the office.
10 [REDACTED]: You saw him at the office.
ZHOU: Yep.
[REDACTED]: So, the Burwood dinner Angelo and Joseph were there?
ZHOU: And with some, his friends.
[REDACTED]: And what time? What time was that? When was that?
15 ZHOU: Six o'clock, Seven o'clock, dinner time.
[REDACTED]: Oh so you know it's dinner time.
ZHOU: Yep.
[REDACTED]: So, what year was this?
ZHOU: Five years ago. Six years ago. Five years maybe.
20 [REDACTED]: A long time ago.
ZHOU: Yep.
[REDACTED]: Now, did you know at that stage that Joseph Chidiac was working for iProsperity? Sorry, I need a verbal response.
ZHOU: No, I don't know.
25 [REDACTED]: No - you don't. And it was subsequent to that Lebanese meal that you then found out that Joseph Chidiac so it was after that, you found out Joseph Chidiac was working for iProsperity? That's right isn't it? That is what you're telling me?
ZHOU: Yeah, I think so.
30 [REDACTED]: Ok. And that's at a meeting downstairs of the office in Sydney? The, the iProsperity office is that right?
ZHOU: Yep, yes.
[REDACTED]: Okay, are you sure about that?
ZHOU: That was the last time I saw Joseph.
35 [REDACTED]: And that was when, four, five years ago. I think you said around about 2017?
ZHOU: 2017 - I couldn't remember the year, but that was the last time I met him. That was, not met him that was the last time I saw him.
[REDACTED]: The very last time you've ever seen him?
40 ZHOU: Yep.

[REDACTED]: Okay, all right, have you continued to communicate with him in any way, shape or form? Telephone call, text message, email?

ZHOU: No.

[REDACTED]: No, never. Never spoke to Joseph Chidiac after that last coffee date?

5 ZHOU: No.

[REDACTED]: Okay, do you have a WeChat account?

ZHOU: Yep.

[REDACTED]: Did you have a WeChat account with Joseph Chidiac?

ZHOU: Yep.

10 [REDACTED]: So, on the 22nd of November onwards we have some records that indicate, that you were meeting Joseph Chidiac in Shanghai?

ZHOU: Which year is that?

[REDACTED]: 2017. I'll show you this record here, its D10575109, I'll just get you to focus on this here. It says [REDACTED], that's your WeChat account? You'd agree?

15 ZHOU: It should be this is my WeChat account, yep.

[REDACTED]: Ok.

ZHOU: Let me check. Let me double check. My WeChat account, I don't know, I don't know how to find the account.

20 [REDACTED]: But -

ZHOU: The number sounds very familiar to me.

[REDACTED]: - so -

ZHOU: If it's something to do with WeChat, that would have to be the account, the right account number.

25 [REDACTED]: - all right. I can tell you now this came from Joseph Chidiac's telephone, all right.

ZHOU: Uh-huh.

[REDACTED]: And it's communications between himself and Chun. In November '17, you say let me know when you guys arrive in Shanghai, we go karaoke tonight. Did you ever take him to karaoke?

30 ZHOU: Yeah, once.

[REDACTED]: Where did you go?

ZHOU: Links.

[REDACTED]: Links, that's the bar we talked about earlier, wasn't it?

35 ZHOU: Yeah, they have karaoke.

[REDACTED]: Right, so this is likely your communication, am I right?

ZHOU: Maybe.

[REDACTED]: All right, well could it be anyone else?

ZHOU: Yeah, that was four, five years ago.

40 [REDACTED]: Do you recall being at the Langham, waiting for 'em in November 2017? And they brought ten people with them, that's Joseph brought ten people.

ZHOU: That was the last time I met Joseph in China.
[REDACTED]: China?
ZHOU: Yeah.
[REDACTED]: Right.
5 ZHOU: That was the last time?
[REDACTED]: So you remember, that don't you?
ZHOU: Yep.
[REDACTED]: You organised a car, didn't you? Organised a car to take the group to the party?
10 ZHOU: The clubbing place is only is five minutes' walk.
[REDACTED]: Right.
ZHOU: I think they have, I don't think I need a car for that.
[REDACTED]: Did you go to Starlight Karaoke?
ZHOU: Yes.
15 [REDACTED]: Did you organise two cars (phone rings). Did you organise two cars for those group of people?
ZHOU: Maybe, I couldn't remember.
[REDACTED]: Do you recall saying to them Victoria's Secret girls are in Shanghai, in your WeChat?
20 ZHOU: They have a Victoria Show in Shanghai, maybe.
[REDACTED]: No, that's the shop, in your text message it says Victoria Secret girls in Shanghai, joy, joy. Do you remember sending that text?
ZHOU: Yep.
[REDACTED]: Yeah, ok. Do you remember picking them up at around nine o'clock from the Langham?
25 ZHOU: I don't remember.
[REDACTED]: Okay, its likely though, isn't it?
ZHOU: But I do remember their last trip was in China, but I don't remember the details.
30 [REDACTED]: Was Angelo Tsirekas on that trip?
ZHOU: I think so.
[REDACTED]: Okay, what generosity did you show 'em on that night of the 23rd of November 2017? What did you do?
ZHOU: Bar.
35 [REDACTED]: You went to the bar?
ZHOU: Yeah. Because I - - -
[REDACTED]: You paid for their drinks?
ZHOU: I tell you that night, I wasn't have dinner with them, so they have dinner themselves. I was having dinner with clients, so I got so drunk and dinner that night, I got really, really drunk that night. And the only thing I
40 remember, is when they come to meet me at Links, because I went to

Links after dinner, I was waiting for them at Links, but I was, I got so drunk that night, I, the next day when I wake up in the room upstairs of Links. I asked the waitress what happened, they say actually they carried me upstairs, that's the only thing I remember.

5 [REDACTED]: Links is a fairly exclusive club in Shanghai from my understanding, is that true?

ZHOU: Shanghai got a lot of clubs.

[REDACTED]: But Links is particularly fancy, would you agree with that?

ZHOU: More fancy, the only good thing is like I get a lot of free drinks.

10 [REDACTED]: Does it cost to get in?

ZHOU: No, free entry.

[REDACTED]: Does it cost to book a table?

ZHOU: Free.

15 [REDACTED]: Free. Between the 23rd, sorry stand by. Could be 25, on that night at the Links Club, do you remember if girls, as in females, were provided for Angelo Tsirekas? Karaoke girls, prostitutes, things of that nature?

ZHOU: No. No.

[REDACTED]: All right. I want to show you a photograph, do you recognise, and sorry for the record it's D10584120. I am now pointing to a photograph, do you recognising the man I'm pointing to?

20 ZHOU: Yep.

[REDACTED]: Who's that?

ZHOU: Angelo.

[REDACTED]: Do you recognise the two girls next to him?

25 ZHOU: No.

[REDACTED]: Do you recognise the man standing to the far right of the picture that I'm pointing to?

ZHOU: No.

[REDACTED]: Does the name [REDACTED] mean anything to you?

30 ZHOU: Maybe he is the one that carried me upstairs? They told me some very big western guy carried me upstairs that night.

[REDACTED]: Right.

ZHOU: So, I don't know what they did downstairs that night.

[REDACTED]: Do you recognise his face at all?

35 ZHOU: No.

[REDACTED]: Ok.

ZHOU: Because that trip he had, they had a few friends, I only met them once.

[REDACTED]: Did you see Angelo Tsirekas pay for any of his drinks or meals or entertainment that night?

40 ZHOU: If they go to the bar they have to pay.

[REDACTED]: I'm not asking you that question. Did you see Angelo Tsirekas pay for anything that night?

ZHOU: I couldn't remember.

[REDACTED]: All right.

5 ZHOU: Sorry, can I just send a text.

[REDACTED]: Yeah, sure.

ZHOU: My friend is waiting for me downstairs.

[REDACTED]: Yes, we won't be long.

ZHOU: Long.

10 [REDACTED]: Can I just grab the number of the photo, I missed the last bit. Thank you.

[REDACTED]: No, worries.

[REDACTED]: Thank you. .

[REDACTED]: In March 2018, various texts were exchanged between yourself and Joseph Chidiac, where Joseph tells you that Angelo and himself are staying at the Shanghai for a number of days, and has asked you to look at booking the hotel for the Langham. Do you remember that?

15

ZHOU: No.

[REDACTED]: Did you pay for any accommodation costs relating to Angelo Tsirekas ever?

20 ZHOU: Maybe the deposit.

[REDACTED]: Maybe the deposit. Where you ever paid back the deposit?

ZHOU: I don't remember they owe me any money. The only thing I remember which is, Joseph paid me the two hundred dollars back.

[REDACTED]: Right. But when you say maybe the deposit is that a guess or do you have some recollection?

25

ZHOU: That's usually what we do for our clients.

[REDACTED]: That's what you so, ok. Let's, let's - -

ZHOU: We just, because -

[REDACTED]: You pay the deposit, you know that.

30 ZHOU: - yeah. Yeah.

[REDACTED]: You did that didn't you?

ZHOU: Yeah.

[REDACTED]: Yeah, ok.

ZHOU: But, the deposit get refunded to your credit card, once they check out.

35 [REDACTED]: Right, do you have a recollection of them paying the full amount and you getting that refund back?

ZHOU: No, it's, I never check it. So, it's only a hundred dollars.

[REDACTED]: Right, were you ever compensated by iProsperity bank accounts for any costs associated with hosting Angelo Tsirekas or Joseph Chidiac.

40 ZHOU: (Unintelligible) part, I'm not sure, it's just the visa.

[REDACTED]: Just the visa.

ZHOU: Yeah, just the visa, not sure.
[REDACTED]: Right.
ZHOU: I did offer them like drinks, in Shanghai. But like I said it's, it's free drinks, I mean you can,, I told them at the start it's all fake drinks, so if
5 [REDACTED]: Yep. So, in Feb, March 2018, you sent a text, any plans after you arrive in Shanghai? I booked Links, joyful, joyful. They're emoji's by the way. Let me know if you boys happy or what you want to try something else. So when booking the Links, you were providing some assistance to Joseph and his group of friends including Angelo. Would you agree with that?
10 ZHOU: Yeah, I think I booked the Links that night.
[REDACTED]: Doesn't it costs you any money though to book the links?
ZHOU: No, it doesn't cost me money.
[REDACTED]: All right. All right. Do you remember on the 16th of March 2018 picking
15 Angelo, Joseph and others up at 10:30 from the Langham?
ZHOU: I don't remember.
[REDACTED]: You don't remember.
ZHOU: Every time we go Links, I always pick them up from Langham Hotel.
[REDACTED]: You always pick them up, ok.
20 ZHOU: Yep. But not all of them, maybe his friends just go there themselves.
[REDACTED]: Because then you go on to say, lets walk to the Links its only five minutes.
ZHOU: Yep. Yep.
[REDACTED]: Do you recall going to Karaoke on that occasion? ZHOU: Karaoke, but they don't actually, they don't like Karaoke, so they just stayed for,
25 probably, awhile, then they went to Links.
[REDACTED]: Okay, yep.
ZHOU: Yeah, so that's why the - - -
[REDACTED]: Were you, were you asked to take money out of an ATM?
ZHOU: ATM, never.
30 [REDACTED]: Were you asked by Joseph to exchange dollars?
ZHOU: Yeah, exchange a thousand RMB.
[REDACTED]: I beg your pardon.
ZHOU: One thousand RMB Is that \$1000?
[REDACTED]: Well, I don't know I'm asking you. Do you have a recollection?
35 ZHOU: The only time I remember is when he lost his wallet, there was a exchange. But I don't remember anything after that.
[REDACTED]: All right, let me help you with your memory, on the 16th of March 2018, Joseph Chidiac says I need to exchange dollars please, and you reply ok.
ZHOU: So um - - -
40 [REDACTED]: Then you say, then he says thanks mate. And then a short bit, a short time later you send a text eight four five, I don't know what that refers to.

Forgot ATM twenty thousand, do ATM now. Do you remember going to the ATM and pulling out?

ZHOU: Can you show me what that, yep, I'll just make sure (unintelligible). So, they must give me Australian dollars, yeah, definitely they give me Australian dollars.

5

[REDACTED]: Why do you say definitely?

ZHOU: Otherwise, I will remember they hadn't paid me back. If they paid me back, I wouldn't remember for sure. If they pay me back, I wouldn't remember. If they haven't paid me, I wouldn't remember.

10

[REDACTED]: Let's just say this, all right, the text message from Joseph at 7:24pm says I need to exchange dollars. You reply back at 7:38, ok. And he replies back at 7:47 thanks mate, at 11:15pm on the 16th of March you say eight forty five, I don't know what that refers to. Then a minute later you said or text him, forgot ATM twenty thousand and then followed up with a text seconds later, do ATM now. Do you remember going to an ATM on the 16th of March 2018 at Shanghai and taking out twenty thousand I assume RMB?

15

ZHOU: Is that, what time is the last message? The second -

[REDACTED]: 11:17pm.

20

ZHOU: So that means - - -

[REDACTED]: That's UTC, that's, that's I don't know what time it is in China.

ZHOU: That means, that means like it could be like I did a transaction of twenty thousand dollars, so I have to wait until twelve to do a new ATM withdraw. So, if I do. Like if I purchase anything -

25

[REDACTED]: Yeah, right, yep.

ZHOU: - like use the cash from my account -

[REDACTED]: Yeah.

ZHOU: So there is a daily limit of twenty thousand dollars.

[REDACTED]: Yep.

30

ZHOU: That's what I can think of. It's twenty thousand dollars daily limit, so I already spend money the day before, so I can't withdraw.

[REDACTED]: Oh ok.

ZHOU: From ATM. So I have to wait.

[REDACTED]: What did, what did you spend your money on the day before on?

35

ZHOU: God I can't remember.

[REDACTED]: Did you spend it on Angelo Tsirekas?

ZHOU: Can be not cash, can be like I, I purchase something.

[REDACTED]: Oh, oOkay, did you spend any of that money?

ZHOU: They hadn't arrived yet. Have they arrived?

40

[REDACTED]: Yeah, they would've arrived.

[REDACTED]: They've arrived.

ZHOU: That day or before?
[REDACTED]: You've been talking with them all day.
[REDACTED]: I can tell you now. What are we, March '18, they arrived 15 March, so
5 this is the day after. So, I think without getting complicated about how
much money you can take out in one day, it appears that you may have
gone to an ATM to withdraw twenty thousand RMB, or Chinese dollars or
whatever it is.
ZHOU: Otherwise, would be another combination right? He would ask me before?
[REDACTED]: No, no, look let's just simplify it please Chun, from these text messages.
10 ZHOU: Yep.
[REDACTED]: It suggests that you went to an ATM?
ZHOU: Yep.
[REDACTED]: Because you said, ok I'm doing it now.
ZHOU: But it's for exchange, right?
15 [REDACTED]: No, it doesn't appear that way.
[REDACTED]: The exchange already took place earlier that night,
[REDACTED]: Well Joseph Chidiac asked you to exchange dollars.
ZHOU: Yep, that's why I went to the ATM, right?
[REDACTED]: Hang on let me read it back to you again.
20 ZHOU: Yep. Ah-hmm.
[REDACTED]: 7:27pm, 7:24pm, sorry, on the 16th of March, I need to exchange dollars
please. You reply back 7:38 ok, he then says, thanks mate, you say eight
forty five in a text message to him at 11:15pm, then a minute later you say
forgot ATM twenty thousand, then send another text message, seconds
25 later saying do ATM now. My question is, sorry, then he says, don't
worry about it we do tomorrow. Do you have a recollection of taking out
twenty thousand dollars from an ATM -
ZHOU: No.
[REDACTED]: - in or around the 16th of March 2018?
30 ZHOU: No, no.
[REDACTED]: Do you have a recollection of providing any cash to Angelo Tsirekas on
that trip in March 2018?
ZHOU: No.
[REDACTED]: Do you have a recollection of ever providing cash to Angelo Tsirekas?
35 ZHOU: I, the only thing I can remember is that a thousand dollars to Joseph, when
he lost his wallet. And maybe some exchange I couldn't remember at all,
maybe some exchange just he give me Australian dollars in cash, I give
him RMB.
[REDACTED]: That's Joseph Chidiac?
40 ZHOU: Yeah, that's Joseph.
[REDACTED]: Right. Can we just focus on Angelo at the moment.

ZHOU: No, never.
[REDACTED]: Never gave him any money, you may have paid for drinks for him, I think that's your evidence so far, and you've obviously taken some time out to book a club for him, that's accurate isn't?

5 ZHOU: Yep.
[REDACTED]: All right, is that all your saying in relation to hosting Angelo whilst overseas. You didn't do anything else for him?

ZHOU: I can't remember.
[REDACTED]: Did you provide girls for him?

10 ZHOU: No.
[REDACTED]: Ok. There is a text message on the 20th of the 5th 2018 from yourself to Joseph, with a phone number 0478 200 688.

ZHOU: Yep.
[REDACTED]: Do you know who owns that phone number?

15 ZHOU: That's me.
[REDACTED]: That's you.
ZHOU: Yeah. (Coughs).
[REDACTED]: There some text messages here between yourself and Joseph. Joseph says to you on the 8th of the 1st 2019, Hi mate I hear you are in town if you and the boys are available lets catch up for some Leb food and hubbly bubbly. Do you recall being in Sydney in January 2019? You respond, not tonight I've got a meeting. Do you remember being in Sydney in January 2019?

20 ZHOU: I don't remember.
[REDACTED]: You don't remember. In 2019 in January, Joseph's asking you some, sending you some text messages, where he said he went to the Links last night and it's changed a lot. And you suggest on the 31st on the 1st 2019, maybe try Tax or Mint. What is that?

25 ZHOU: A different club.
[REDACTED]: They are different clubs?

30 ZHOU: Yep.
[REDACTED]: Are they in Shanghai?
ZHOU: Yep.
[REDACTED]: Ok.

ZHOU: Different bar actually, Mint is a bar.
35 [REDACTED]: Right, so I'll harp back to one of my earlier questions, I asked you if you have any communications with Joseph Chidiac after you found out he was employed by iProsperity, and we came to the outcome that that happened in 2017, you said, no I never have.

ZHOU: Just - - -
40 [REDACTED]: Clearly, clearly you have.
ZHOU: Yeah.

[REDACTED]: And continued to 2019.
ZHOU: But the thing is when people ask you to go out and you said no, of course straight away.
[REDACTED]: I think my question was about communication.
5 ZHOU: Yep. I do understand that was my mistake, but it's, I haven't seen them for a long time, you know like, I couldn't remember all these things like a short period of time, like I just remember when was the last time I see them, but if you go through, I don't remember everything I said to them like I can't, I just remember like when was the last time I saw them,
10 something which I remember the most is like I said, the one thousand dollars, they lost their wallet or that.
[REDACTED]: Right.
ZHOU: Which I can remember.
[REDACTED]: Okay, so having the benefit of reading that document do you now say
15 you've had ongoing communication with Joseph Chidiac, would you agree that you have?
ZHOU: Just politely, like someone text me, I just - - -
[REDACTED]: Ok.
ZHOU: I reply.
20 [REDACTED]: All right, I just wanted to clarify that -
ZHOU: Yeah.
[REDACTED]: - because my initial question was. And you were quite specific, you found out when he was employed by iProsperity was about 2017 and that was the very last time you saw him and or talked to him. Clearly after that date
25 you did see him, you saw him in Shanghai. You clearly communicated with him.
ZHOU: Because that was in 2017 as well.
:
30 [REDACTED]: Right.
ZHOU: Yeah.
[REDACTED]: And '18.
ZHOU: As I said I, I remember I haven't seen him like for four, five years, which was, which was true I haven't seen them for four or five years.
35 [REDACTED]: Okay, all right.
ZHOU: So, the last time I see him I don't remember exactly the date, but that was a long time ago.
[REDACTED]: Right.
ZHOU: I saw him at the office.
40 [REDACTED]: Ok.
ZHOU: With Harry that's it.

[REDACTED]: I want to put some propositions to you.
ZHOU: Yep.
[REDACTED]: All right, actually just before I do do that, with you're, you had a relationship with Belinda Li didn't you?
5 ZHOU: What sort of relationship?
[REDACTED]: A friendly relationship, a business relationship.
ZHOU: A business relationship.
[REDACTED]: A business relationship, you were a Director of her company?
ZHOU: Yep.
10 [REDACTED]: Did she ever tell you that's she was paying Joseph Chidiac? Sorry, you need to verbalise it Chun, I - - -.
ZHOU: No, I didn't know.
[REDACTED]: You didn't know?
ZHOU: No. I know IPG was paying him.
15 [REDACTED]: You were a Director for her company weren't you?
ZHOU: Which one?
[REDACTED]: Forte Constructions.
ZHOU: Yep.
[REDACTED]: And they were involved, they had an agreement with iProsperity, didn't they?
20 ZHOU: Ohh - maybe..
[REDACTED]: To work together.
ZHOU: Yes, I think so.
[REDACTED]: You made enquiries on behalf of the Rhodes site with Coachy and Takada Architects, do you remember doing that?
25 ZHOU: No, is that a designer? Is that architecture or?
[REDACTED]: Architecture. Koichi Takada.
ZHOU: Honestly, the only thing I remember, there was a design competition, I don't even remember who won the competition, there was a prize for that.
30 [REDACTED]: So are you telling me Belinda Li never told you that she had knowledge of payments being made to Michael, oh sorry, to Joseph Chidiac for consultancy?
ZHOU: The only thing I know, I know, Harry Huang paid Joseph for consulting, consultants or something like that.
35 [REDACTED]: And you found that out how?
ZHOU: Harry told me that.
[REDACTED]: Harry told you.
ZHOU: Yeah.
[REDACTED]: Did Belinda Li ever tell you anything about Joseph's role with iProsperity,
40 no?
ZHOU: As far as I can remember, I don't think she told me anything.

[REDACTED]: Ok.
ZHOU: It's hard for me to see her as well. Because she, look.
[REDACTED]: I understand look, whether its's hard to see her or whatever, that's not really the question.
5 ZHOU: Yep.
[REDACTED]: I'm just testing your memory here, did she ever say to you by the way Joseph Chidiac's working for iProsperity?
ZHOU: I don't remember.
[REDACTED]: But if she did say that is that something you would remember?
10 ZHOU: But I know he works for IPG anyway.
[REDACTED]: Yeah, because Harry Huang told you.
ZHOU: What's the difference? What's the difference, of Belinda is part of IPG as well?
[REDACTED]: I understand that, I'm asking you whether she told you that.
15 ZHOU: You mean she is paying from her side as well?
[REDACTED]: No, I'm asking you, did she tell you that Joseph Chidiac was being paid or working for iProsperity?
ZHOU: No.
[REDACTED]: Ok.
20 ZHOU: I was, yeah.
[REDACTED]: Did, are you aware of Joseph Chidiac negotiated between iProsperity and [REDACTED] of B1 Construction Group?
ZHOU: What, sorry, what's that?
[REDACTED]: Are you aware if Joseph Chidiac consulted or negotiated sale of a
25 property, the site, part there of between iProsperity and the owner of B1 Group which is [REDACTED]. Do you have any knowledge about that?
ZHOU: I never heard of the company.
[REDACTED]: Okay, I'll put these propositions to you Chun.
ZHOU: (Coughs)Sorry, sorry.
30 [REDACTED]: It was known by Angelo Tsirekas that Joseph Chidiac was working for iProsperity, and you knew that? Is that true or not?
ZHOU: It was just a guess, I think because they are very close friends, so maybe she should, he should know, but he never told me or in front of me, and said oh Joseph is working for you guys.
35 [REDACTED]: This is Angelo you are refer to?
ZHOU: Yes. Yes.
[REDACTED]: All right, did anyone else tell you, did Michael Gu ever say to you - - -
ZHOU: No.
[REDACTED]: Did Michael Gu ever tell you that Angelo Tsirekas was doing him a favour
40 regarding his official duties at Canada Bay Council in respects to the iProsperity side of Rhodes?

ZHOU: No. No.
[REDACTED]: Never. Did anyone else from iProsperity tell you this?
ZHOU: No.
[REDACTED]: Do have any knowledge about favours being provided to Angelo Tsirekas,
5 or benefits for his exercise of his official functions at Canada Bay in
respects to the iProsperity site at Rhodes?
ZHOU: I don't know, I have no idea actually.
[REDACTED]: You have no idea.
ZHOU: Yep.
10 [REDACTED]: Do you have any idea if cash was being paid to Angelo Tsirekas?
ZHOU: Cash?
[REDACTED]: Mmm. By either Joseph Chidiac or any person associated with
iProsperity?
ZHOU: No.
15 [REDACTED]: No?
ZHOU: You mean the money in China the exchange or?
[REDACTED]: Cash, either in Australia, China. Are you aware if he received cash?
ZHOU: I don't remember, I don't remember any of this.
[REDACTED]: Ok.
20 ZHOU: Because I'm not a, I'm not a financial person so, my job is just, yeah - - -
[REDACTED]: Oh, it doesn't matter if you are a financial person or not Chun.
ZHOU: Yep.
[REDACTED]: I'm just asking you whether you heard this information or know this
information?
25 ZHOU: No.
[REDACTED]: What about his trips, this is Angelo Tsirekas between Sydney and
Shanghai and back, do you know who paid for those?
ZHOU: Not me.
[REDACTED]: Okay, do you know who paid for 'em?
30 ZHOU: No idea.
[REDACTED]: Right, what about his accommodation in Shanghai, do you know who paid
for those?
ZHOU: I think, I think they pay themselves.
[REDACTED]: You think they pay themselves.
35 ZHOU: Yeah.
[REDACTED]: But you may have paid the deposit to hold it?
ZHOU: I do believe initially I made the offer to pay, but they said no, I believe
Angelo said no to me.
[REDACTED]: Who said no?
40 ZHOU: The first time in Shanghai I believe Angelo said no to me.
[REDACTED]: Angelo.

ZHOU: I offered, I definitely offered, I'm going to pay for you, you want me to pay, something like that. But I think he said no.

[REDACTED]: So, you offered to pay for Angelo's accommodation in Shanghai and he said no to you?

5 ZHOU: Yeah, he said no to me.

[REDACTED]: Right, when did that happen?

ZHOU: First trip.

[REDACTED]: First trip. November?

ZHOU: First trip in Shanghai.

10 [REDACTED]: The November 2015 trip?

ZHOU: No. I don't remember exactly, but the first time I met him in Shanghai, in Langham the first time he in Langham Hotel.

[REDACTED]: In the Langham Hotel?

ZHOU: Yep, first time we met in the hotel.

15 [REDACTED]: Ok.

ZHOU: (Coughs).

[REDACTED]: Are you aware of Joseph Chidiac providing cash or benefits to Angelo Tsirekas?

ZHOU: I don't know, it's between them, I don't know.

20 [REDACTED]: I'm asking you if you know that.

ZHOU: No.

[REDACTED]: All right.

ZHOU: I don't know.

[REDACTED]: Do you have any knowledge about what Angelo Tsirekas may or may not have been doing on behalf of iProsperity at council meetings, or in his official role as a Councillor at Canada Bay Council?

25 ZHOU: No idea.

[REDACTED]: No one has told you anything? Ok. Is it that a no?

ZHOU: No.

30 [REDACTED]: Okay, [REDACTED] anything else?

[REDACTED]: No.

[REDACTED]: Okay, we've talked about a lot today, is there anything that we've discussed here today that you think you need to tell me about now?

ZHOU: I will just tell you about just one thing.

35 [REDACTED]: Yeah.

ZHOU: My relationship with iProsperity.

[REDACTED]: Yep.

ZHOU: So, basically I have no involvement with iProsperity in the past three or four years.

40 [REDACTED]: Ok.

ZHOU: Probably after the last time I saw Joseph and Angelo.

██████: Why, why was that?
ZHOU: Because I'm just not happy with Michael Gu, the way he treat people, the way he run business, that's why I'm not in trouble, otherwise if I was still hanging around with them I would be, probably flee to the States as well.
5 But I found he was a bit crazy of everything so - - -
██████: What do you mean?
ZHOU: I just try and stay out of trouble that's all. ██████: Yeah, what do you mean crazy? What did he do that was crazy?
ZHOU: I just has a feeling he was going to be crazy, because I've known him for
10 so many years.
██████: Right.
ZHOU: You know. And, but I'm not happy with the way he treats people especially.
██████: I've got one further question though before we do finish.
15 ZHOU: Yep.
██████: Regarding the Ashfield apartment.
ZHOU: (Laughs).
██████: I'm sorry, I just can't get my head around it. I'm going to make a proposition.
20 ZHOU: Yep.
██████: And you can agree with me or not.
ZHOU: Yep.
██████: Was any of those funds redirected towards anything Angelo Tsirekas may have had a financial interest in property in that area?
25 ZHOU: Like nothing, not even a dollar, for sure.
██████: For sure.
ZHOU: Because that's for my wife, I wouldn't, if I wanted to do something stupid I would not involve with my wife.
██████: All right.
30 ZHOU: The only reason because, the only reason I did it is because at that time just to save Michael's good face, that's all.
██████: I think that's a cultural thing in China.
ZHOU: Yeah, it's a cultural thing.
██████: Ok.
35 ZHOU: It's nothing to do against the law or anything so, and Michael at that time he promised me he would look after, whatever the cost or the gap or whatever he was going to look after. And after two years, after having that expense that's why I said don't pay the Ashfield apartment because Michael doesn't agree with that. I said I can keep the apartment but this is
40 a cost because this is the gap, this is how much money I'm going to spend.
██████: Mmm. So, that email was you seeking the difference in the gap.

ZHOU: That's why, the difference in the gap.
[REDACTED]: But it never came to you.
ZHOU: No, that's why it said don't pay me without that, that's the three hundreds and eight thousand dollars.
5 [REDACTED]: But you were short of cash and you needed forty five thousand dollars.
ZHOU: I needed forty five thousand dollars.
[REDACTED]: And did they give you he forty five?
ZHOU: Should be.
[REDACTED]: Ok.
10 ZHOU: At that time they still pay me. But actually IPG still owes me a lot of money, like a lot of clients, what do you do.
[REDACTED]: Okay, all right, Chun I want to thank you for your time.
ZHOU: That's all right.
[REDACTED]: I do appreciate it, it's been quite long.
15 ZHOU: If I do remember anything.
[REDACTED]: You've got my email.
ZHOU: Yeah, I've got your email, I will definitely tell you.
[REDACTED]: Do you have the sales document? Your wife would have the sales document for the property?
20 ZHOU: Should be, my wife should have it.
[REDACTED]: I can speak to her.
ZHOU: I'll ask her for you because she gets scared, she gets really scared.
(Laughs).
[REDACTED]: He's not that scary, he's not that scary is he? (Laughs)
25 ZHOU: No, she, actually it's different because we learn about ASIC it's all from the movies in Hong Kong.
[REDACTED]: Yeah.
ZHOU: The first thing like, because you know like, initially ASIC, not ASIC..
[REDACTED]: ICAC?
30 ZHOU: ICAC in Hong Kong they always turn the air conditioning below ten degrees and they always make coffee that's tastes like bird shit, so that's how they start. (All laughing).
[REDACTED]: We gave you a nice cup of coffee.
ZHOU: If you found, if you go watch a movie on the Hong Kong one and they
35 have a lot of those movies.
[REDACTED]: Oh no, but do you understand what I am trying - - -
ZHOU: If you need anything, just let me know I will get her -..
[REDACTED]: All right.
ZHOU: - I'll just get her to email to you.
40 [REDACTED]: In all honesty you know what I am trying to do.
ZHOU: I understand.

██████: I am investigating allegations concerning Angelo Tsirekas.
ZHOU: Yep.
██████: There is a lot of trips and things that have occurred that I am investigating,
and I'm wondering in my investigations, need to determine one way or
5 another if he received any benefits and if so, who paid them, that's
effectively it. Okay, now between you leaving here today can you not
please discuss our conversation with anybody? Is that ok with you?

ZHOU: Sure, sure. Yep.
10 ████████: It just protects the nature of the investigation. I don't need you to be in
anymore trouble.
ZHOU: Yeah, seriously I don't want to get in trouble.
██████: No, I understand you don't want to get in trouble.
ZHOU: No, not from you guys, I've already gone through too much trouble in the
15 last year with since what happened to IPG. I don't want to involve with
any trouble at all, so anything you ask me I just tell you, I don't want to
get into trouble at all. I would not tell anyone, I don't know what's
happening, I don't want someone to come to my house.

██████: We had to divulge which we were able to under our Act, it is incumbent
20 upon you to keep that to yourself. I'd ask you to politely not to discuss or
disclose our conversation.
ZHOU: Yep sure.
██████: At the jeopardy of, the potential jeopardy of the investigation, look the time
is now 5:20pm, and I'm going to cease the interview in a minute. Just
25 before I do that -
ZHOU: Sorry.
██████: - Chun, has everything you've told me today been truthful to the best of
your knowledge and belief?
ZHOU: Part of it I just couldn't remember.
30 ████████: Okay, so apart from not recalling everything else that you do remember is
honest?
ZHOU: Yep.
██████: Has either I or ████████ here offered any benefit for you or threatened you or
done anything to make you -
35 ZHOU: No, you haven't, you haven't.
██████: - make you participate today?
ZHOU: The things, some things you correct me and I agree at the end.
██████: That's ok that's the questioning, we haven't threatened you today to come
here?
40 ZHOU: No, no.
██████: Done anything like that at all?

ZHOU: No.

█: To make you give the answers here?

ZHOU: No.

█: All right, the time is now 5:21pm and I'll cease the interview.

5

INTERVIEW ENDS