

in relation to proposed developments two of interest one at 548 to 568 Canterbury Road Campsie which might also be known to you oh (Television plays music in the background) -

LAKOS: Sorry.

5 STOCKLEY: That's alright.

LAKOS: Should be muted we – we got – we have this five days or so of annual general meetings –

STOCKLEY: Oh right.

LAKOS: And people pop in and out.

10 STOCKLEY: Oh okay.

BROWNING: So op... operating on the computer (UNINTELLIGABLE)?

LAKOS: There's got to be a mute button on here somewhere.

STOCKLEY: Andrew don't touch it.

15 BROWNING: Oh no it's too modern looking for me doesn't look like a mute on one of those buttons there. Volume button that would be good –

LAKOS: Yeah try that.

BROWNING: Nope, that didn't work.

LAKOS: It's quietening down no so – so it's – we're a big global business –

STOCKLEY: Sure yeah I understand the –

20 LAKOS: We got 47 regional offices and –

STOCKLEY: Right.

LAKOS: - we're one of them.

STOCKLEY: Yep.

25 LAKOS: And so this sort of stuff gets, telling us, we have other means where we actually get in – interactively involved with the – just keeps on playing at the moment (television tone in background)

STOCKLEY: Okay well that's alright.

LAKOS: So just ignore it.

STOCKLEY: We can zone out and I'll ignore any commercially sensitive things that come up.

30 LAKOS: Just – just – just ignore. It's – it's all in Chinese.

BROWNING: It's all Chinese.

STOCKLEY: That's right.

LAKOS: And none of us – unless you speak Chinese I don't –

35 STOCKLEY: No I don't, no.

LAKOS: - I won't understand it.

STOCKLEY: That's fine.

LAKOS: Yeah.

STOCKLEY: Okay so the two properties that I wanted to ask you about are 548 to
5 568 Canterbury Road Can – Campsie which is also known as the
Harrisons site.

LAKOS: Yeah.

STOCKLEY: And that's from the developer Statewide Planning.

LAKOS: Yeah.

STOCKLEY: And one at 124 to 142 Beamish Street Campsie –

10 LAKOS: Yeah.

STOCKLEY: - with the developer being J Group.

LAKOS: Right.

STOCKLEY: So –

LAKOS: Is that a tower the – the style of development?

15 STOCKLEY: Yes – yeah it's on top of a shopping centre –

LAKOS: On Beamish Street yeah okay.

STOCKLEY: Yep. So do you agree that the – prior to the commencement of my
recording I informed you about the matters that I wanted to speak to
you about?

20 LAKOS: Sure yeah.

STOCKLEY: And that my questions and your answers are going to be recorded on
the digital voice recorder?

LAKOS: Sure.

STOCKLEY: And that you're aware that the interview is voluntary.

25 LAKOS: Sure.

STOCKLEY: Great.

LAKOS: Yep all –

STOCKLEY: Okay.

LAKOS: - all understood.

30 STOCKLEY: Excellent. So just for the record can I have your full name?

LAKOS: Timothy Peter Lakos.

STOCKLEY: And your date of birth?

LAKOS: [REDACTED].

STOCKLEY: And your best contact number?

35 LAKOS: My mobile number 04 –

STOCKLEY: Yeah.

LAKOS: [REDACTED]

STOCKLEY: Okay I've got – that's the one that I've been calling you on yeah.
5 Okay and when did you commence your employment at Country Garden Australia?

LAKOS: On the 29th of February 2016.

STOCKLEY: Okay and what is your role here?

LAKOS: I'm in charge of what the business refers to as investment –

STOCKLEY: Yep.

10 LAKOS: - which is the - the acquisition of sites for development.

STOCKLEY: Yep.

LAKOS: I might see if I can get –

STOCKLEY: Sure.

LAKOS: - my assistant to mute that for us.

15 STOCKLEY: No problem –

LAKOS: Sorry excuse me.

STOCKLEY: - that's fine.

LAKOS: (Speaks to unknown person) *Racheal it's got very noisy is there a way to mute it? (UNINTELLIGABLE) I don't know quite what can - can it be muted. Oh. (Television quietens down)*

20 STOCKLEY: It's intuitive.

UNKNOWN FEMALE: (UNINTELLIGABLE)

LAKOS: It must be – it must know what you want (UNINTELLIGABLE) but
25 it was just very noisy there for a moment. Oh there it is again. I don't suppose we can just turn it off.

STOCKLEY: Oh there we go, perfect.

LAKOS: Zero.

UNKNOWN FEMALE: Yay.

STOCKLEY: Thanks Racheal.

30 LAKOS: (UNINTELLIGABLE) thanks Rachel.

UNKNOWN FEMALE: Sorry about that.

LAKOS: That's alright.

BROWNING: It's all in the age of the operator.

LAKOS: Yeah look at me. Sorry to interrupt.

35 STOCKLEY: No that's fine.

LAKOS: Should be fine now (UNINTELLIGABLE) –

STOCKLEY: Its better we've rectified that I think.

LAKOS: Okay yeah.

STOCKLEY: Ok so acquisition of sites for development by Country Garden.

LAKOS: Yeah.

5 STOCKLEY: And do you know Daryl Maguire MP?

LAKOS: Yes I've met Daryl Maguire.

STOCKLEY: Okay can you tell me how – how you came to first meet him?

LAKOS: Very soon, in fact a few days after I joined Country Garden.

STOCKLEY: Yep.

10 LAKOS: There was a meeting that Daryl had with our previous CEO who – who left literally the day after I think I started –

STOCKLEY: Right.

LAKOS: - (UNINTELLIGABLE) Johnson. And they had obviously had a previously arranged meeting –

15 STOCKLEY: Yeah right.

LAKOS: - and I was invited to join that meeting.

STOCKLEY: Right. And what was the meeting about?

LAKOS: It was about the Beamish Street Campsie project.

STOCKLEY: Okay so that's the one you referred to before as a – a very um, tower –

20 LAKOS: (INAUDIBLE) I think that there was – if it's the one I think it is it was – it's a proposed tower yeah on Beamish Street and it's – it's quite a ambitious project and not one we ever considered seriously.

STOCKLEY: Yeah I understand Country Garden is – is less interested in those very dense developments and more interested in sort of a – building community type –

25 LAKOS: Yeah so – so Country Garden does do apartment projects we've got two of those in Sydney –

STOCKLEY: Yeah.

30 LAKOS: - now, but the real focus is on land subdivisions - large scale land subdivisions. The companies first project as a – an apartment project known as Ryde Garden.

STOCKLEY: Yes.

LAKOS: And that was really a project that people came out from trying to purchase to sort of see the Australian business and start it and for a variety of reasons, it's not relevant to this discussion and it's not been a terrific project for us –

35 STOCKLEY: Right – right.

- LAKOS: - so as a result our head offices have developed a bit of an allergy to apartment projects –
- STOCKLEY: Sure.
- 5 LAKOS: - and in any event the main focus of the business globally is – is land projects – land subdivisions. Large – large – very large scale ones so –
- STOCKLEY: Very large yeah.
- LAKOS: That's our focus now as well so we're not really in the hunt for apartment projects –
- 10 STOCKLEY: Right.
- LAKOS: - at the moment.
- STOCKLEY: Okay, now at that meeting can you recall what either Johnson said about Mr Maguire or how Mr Maguire introduced himself to you in terms of what his role was?
- 15 LAKOS: John – Johnson didn't speak terribly good English so he didn't say that much.
- STOCKLEY: Right.
- LAKOS: The meeting was – there'd obviously been some sort of ongoing dialogue between Johnson and – and Daryl about different things. And Daryl have – h – was there to sort of discuss or had come in with I think the developer of the –
- 20 STOCKLEY: Yeah.
- LAKOS: - the owner of the site and at that meeting Johnson informed Daryl that we weren't interested in apartment projects at – at the time and – and more interested in land projects and I think actually at that point Daryl's a little bit embarrassed because he – he had thought – I think he had the message before we were doing apartments and –
- 25 STOCKLEY: Yeah.
- LAKOS: So yeah Daryl introduced himself as – as – as being an MP and but someone who tries to facilitate deals for the better of – betterment of – well my interpretation I suppose I can't remember exactly what he said but he tries to make things happen.
- 30 STOCKLEY: Yep.
- LAKOS: And – and – and – and unblock road blocks and facilitate development for the benefit of New South Wales I guess.
- 35 STOCKLEY: Okay.
- LAKOS: That – that (UNINTELLIGABLE) it wouldn't be fair to say I'm quoting him but that was –
- STOCKLEY: No.
- 40 LAKOS: - what I – how I interpreted what he said.

STOCKLEY: I guess being that the meeting was a while ago it'd be hard to remember exact words –

LAKOS: It was.

5 STOCKLEY: - but would – did you get the impression from the meeting that he was there in a – an official capacity as a Member of Parliament?

LAKOS: Oh no he didn't represent himself as being - at – at – doing something on behalf of Parliament.

STOCKLEY: Okay.

10 LAKOS: Although I don't – don't think he came across that way but – but he's – I mean I've – I've had a few meeting subsequently with Daryl.

STOCKLEY: Yep.

LAKOS: And he's an unusual character, he's a bit of an old fashion politician.

STOCKLEY: Yeah.

15 LAKOS: And he – he's very critical of the way things are done now and the fact that everyone has such difficulty moving forward with – with projects. I think he sees himself as a middle – little bit of a – I was going to say crusader, but it's probably not the right word, but he – he tries to – to help un - unblock things and make things happen.

20 STOCKLEY: Yeah, okay.

LAKOS: And actually there should be a lot more of it myself.

STOCKLEY: Yeah sure.

LAKOS: And so he sees himself in that way so I guess to that extent he's – he's – he's – he's partly there in this capacity as a – as a member of government and –

25 STOCKLEY: Yeah. Does he have any official role at Country Garden?

LAKOS: Not at all.

STOCKLEY: No. Did – does Johnson Zhang just incidentally is he – has – is he still in the country or has he gone to China?

30 LAKOS: I – I don't think he is.

STOCKLEY: Okay.

LAKOS: I'm not – Johnson's no longer –

STOCKLEY: With Coun –

LAKOS: - an employee of Country Gardens –

35 STOCKLEY: Okay.

LAKOS: - he's – he's completely gone.

STOCKLEY: Out. Okay.

LAKOS: And I had no relationship with him.

STOCKLEY: Sure.

LAKOS: So I – I - I’m not clear where – where he’s at. He seems to float around, but I’m (UNINTELLIGABLE)

5 STOCKLEY: Okay I’ll just I – I guess the crux of our – what we’re trying to understand is in what capacity Daryl Maguire has had these interactions with Country Garden and b – being that Johnson’s the person that introduced you to him he was probably the best person to answer our query.

10 LAKOS: If you could – Johnson would be able to tell you the way in which he met Daryl I guess –

STOCKLEY: Yes yeah.

LAKOS: Johnson was the – the first CEO of Country Garden Australia so –

STOCKLEY: Yeah.

LAKOS: - he’s been with it from the beginning.

15 STOCKLEY: Yep.

LAKOS: So I – I don’t know how that – how that started.

STOCKLEY: How that came about.

LAKOS: You know I – I can say that I don’t believe that Daryl’s role certainly from our end of the equation was anything more than you know networking –

20 STOCKLEY: Yeah.

LAKOS: - making introductions trying to make things happen –

STOCKLEY: Yeah.

LAKOS: - I don’t think there was anything more to it than that.

25 STOCKLEY: Did he –

LAKOS: And certainly –

STOCKLEY: Sorry you can finish.

LAKOS: And certainly there’s subsequent discussions and things I’ve had with Daryl that’s been the nature of it.

30 STOCKLEY: And has he ever asked for any remuneration –

LAKOS: No.

STOCKLEY: - from you in re – relation –

LAKOS: No.

STOCKLEY: - to introducing development opportunities?

35 LAKOS: No I – I – I sort of kind of half expected it and – that – in a way –

STOCKLEY: Yeah.

LAKOS: - but no.

- STOCKLEY: Okay.
- LAKOS: No not at all.
- STOCKLEY: D – have you ever heard of the New South Wales Parliament Asia Pacific Friendship Group?
- 5 LAKOS: Yeah I think – I think Daryl’s got something to do with that.
- STOCKLEY: Okay.
- LAKOS: And – and I know he goes to China quite often he’s got – he seems to have a lot of contacts with different Government people and business people in China.
- 10 STOCKLEY: Yeah.
- LAKOS: I’m – I’m not exactly clear how that plays out –
- STOCKLEY: Mm.
- LAKOS: - but he does seem to have that sort of a role.
- STOCKLEY: Okay.
- 15 LAKOS: He’s quite proud of some photographs he’s got of shaking hands with so – meaningful functionaries in China.
- STOCKLEY: Yep.
- LAKOS: And things, you know I understand he does that in – in – with – with the – for the – with and for the Government.
- 20 STOCKLEY: Okay, do you know whether Country Garden Australia has any dealings as a company with the Asia Pacific Friendship Group?
- LAKOS: Not that I’m aware of.
- STOCKLEY: Okay. Has Country Garden ever offered Daryl Maguire paid employment?
- 25 LAKOS: No.
- STOCKLEY: Or any contractual work?
- LAKOS: Not – not that I’ve been involved in. I doubt that.
- STOCKLEY: Okay are you – would you say you’re the main contact for Daryl Maguire for Country Garden at the moment?
- 30 LAKOS: At the moment yes, yeah he’s met our – our new CEO.
- STOCKLEY: Yes, that’s GT?
- LAKOS: GT.
- STOCKLEY: Yeah.
- LAKOS: They – they’ve become acquainted, but I would be – I understand I’m the person he’d talk to the most.
- 35 STOCKLEY: Okay, yeah. Now we discussed previously in a telephone call a development site opposite Canterbury Hospital –

LAKOS: Yes.

STOCKLEY: - that was introduced to – or pitched to you by Daryl Maguire can you tell me how – how that came about?

5 LAKOS: There was a meeting with Daryl that actually occurred in the coffee shop of the – the base where our old office building at 233 Castlereagh Street.

STOCKLEY: Ehm.

LAKOS: And there was Daryl and at least two other guys there.

STOCKLEY: Yeah.

10 LAKOS: One who I think was the developer and a another who might have been an ex-councillor – councillor but I'm not sure of the name –

STOCKLEY: Okay.

LAKOS: - and the, anyhow ones certainly the developer and they talked about needing – wanting to sell site or find someone to help develop it I think they were – didn't have sufficient equity to do it themselves was my – was my reading, that's not what they said. And they showed us a – some drawings and renderings of a – of a apartment project which on face value looked interesting so we said we'd have a look at it, we did and concluded that the design didn't work for us. I mean the advantage of – of that project had it worked for us would have been that it was – it was – had a, as we understood, it had a development approval it was kind of ready to go which means we could have jumped into it pretty quickly and made sales –

15

20

STOCKLEY: Yep.

25 LAKOS: - quickly and that was appealing but at – when we looked at the designs we – we thought it was too dense and fairly poor amenity. And so to change that would mean going and doing another DA.

STOCKLEY: Right.

LAKOS: And it sort of took away the – the advantage of doing it at all so it we declined the project.

30

STOCKLEY: Yeah okay, did you – do you ask, you or the company, ask Daryl Maguire to try and source you some sites that were DA ready?

LAKOS: Yeah look I don't recall specifically, but I had that conversation with a lot of people.

35

STOCKLEY: Sure.

LAKOS: So probably did mention that to Daryl.

STOCKLEY: Yeah. Did you ever mention to him any figures of – of how many sites Country Garden was looking to develop?

LAKOS: No and look we don't put a limit on it ourselves. You know we'll – we'll – we don't have a limit on what we will develop.

40

STOCKLEY: Yeah.

- LAKOS: The – the business is enormously wealthy –
- STOCKLEY: Yes.
- 5 LAKOS: - and – and the only thing that limits our – our capacity for development is availability of suitable sites and I suppose our – our human resource capacity to an - analyse them –
- STOCKLEY: Okay.
- LAKOS: - but – so yeah and that’s the message whenever we’re talking to anyone about sites it’s a common –
- STOCKLEY: Right.
- 10 LAKOS: - message. So I expect Daryl would have heard that message.
- STOCKLEY: Sure with – with that developer that came to that coffee shop meeting did – did he or anyone else at the meeting bring or mention a list of other developments that he had available to sell?
- 15 LAKOS: There was only one other – there was another development that was discussed there was a site with the same developer had at Warrawee on the upper North Shore and that interested us too.
- STOCKLEY: Yep.
- LAKOS: And so we had a look at that one as well and found the same sort of problems, it was too dense there was a lot of – I mean we – we were interested – only really interested in doing projects tha – that have got some quality where we can you know use our – our equity to really invest in the sales and marketing and – and push ‘em and you know do – do things pretty – we’re pretty sort of professional way.
- 20 STOCKLEY: Yeah.
- 25 LAKOS: But we – so which means you need quality product –
- STOCKLEY: Yeah.
- LAKOS: - and we didn’t see that as being – some good locations, good site in terms of the block of dirt, but the – but the project which was also – either ha – did have or was about to get DA was not the right project and once again we felt we’d have to start again -
- 30 STOCKLEY: Yeah.
- LAKOS: - with it and that didn’t work and also the – well we really didn’t get into any kind of meaningful discussion on – on the pricing of – of the land in the Campsie project we did – did talk about the land costs and - and – and of, on the Warrawee project –
- 35 STOCKLEY: Yeah.
- LAKOS: - and the builder what we thought it was worth and what the owner thought it worth was significantly different so –
- STOCKLEY: Sure.
- 40 LAKOS: - so we didn’t – it didn’t go anywhere.
- STOCKLEY: Okay.

LAKOS: I think we actually – no I think we only had a price discussion I think we never made an offer.

5 STOCKLEY: Okay. Did – in your – in your discussions with Daryl Maguire previously did he ever tell you that he had contacts at the city of Canterbury Council?

LAKOS: No it wasn't discussed.

STOCKLEY: Okay.

LAKOS: I mean I think Daryl certainly indicates that in a general sense he's well – he's well connected, he knows a lot of people I'm sure it's true.

10 STOCKLEY: I'm sure he probably does yeah.

LAKOS: But – but he didn't make any specific reference to –

STOCKLEY: To Canterbury okay. And do you recall the name Michael Hawatt?

LAKOS: Look that might have been the third guy at that meeting. I – I'm sorry I have – I've got a mind like a steel trap for numbers –

15 STOCKLEY: Yep.

STOCKLEY: - and I'm terrible at names.

STOCKLEY: That's okay.

LAKOS: - and unless I have a reason to remember someone.

STOCKLEY: Yeah.

20 LAKOS: I tend not to.

STOCKLEY: Yeah.

LAKOS: I keep a fairly good file of business cards and things –

STOCKLEY: Yeah.

25 LAKOS: - for that reason. I – I but – sorry he might have been the third person now you mention happened at the coffee shop.

STOCKLEY: Okay.

LAKOS: But I'm not a hundred percent sure.

STOCKLEY: Did – did that third person have much input into discussions that were going on there?

30 LAKOS: No not really just sat there and listened mostly.

STOCKLEY: Right okay. Did he seem to have any relationship with the developer that was there?

LAKOS: Yeah I had the impression they were certainly well acquainted.

STOCKLEY: Okay do you know whether they at – arrived or left together?

35 LAKOS: They left together, I typically arrived late for the meeting.

STOCKLEY: Sure.

LAKOS: So I'm not out, out of that. And so they were already at the coffee shop together –

STOCKLEY: Okay.

LAKOS: - when I arrived.

5 STOCKLEY: Did the developer –

LAKOS: I didn't see that person arrive. I think they – my impression, if you're asking about impressions –

STOCKLEY: Yeah.

LAKOS: - rather than the facts.

10 STOCKLEY: Yeah.

LAKOS: My – my impression is that they both arrived and left together.

STOCKLEY: Sure. Did the developer ever come up to the office in that building or was the entire meeting conducted in the coffee shop?

LAKOS: No it was all in the coffee shop.

15 STOCKLEY: Okay, is there parking under that building?

LAKOS: Yes.

STOCKLEY: Okay do you know whether he parked under the building?

LAKOS: I don't know.

20 STOCKLEY: Alright. Can you recall in – in regards to that Campsie site opposite Canterbury hospital that was being discussed at that meeting whether there was any discussion about outst – an outstanding 96 application for additional units and basement parking on the property?

LAKOS: There was a few discussions about the project and some of it's planning history I th – I th – I think there had been. I – I think the discussion was something along the lines of that the – the plans we were seeing would change a bit because there had been some sort of subsequent application.

25 STOCKLEY: Okay.

LAKOS: But I – I – I – I don't think there was any detail discussed.

30 STOCKLEY: Okay. In relation to that particular project was there any discussion about a fe – an introducers fee being paid by either –

LAKOS: No.

STOCKLEY: - Country Garden or the developer?

LAKOS: No.

35 STOCKLEY: Okay.

LAKOS: No I mean I – I – what - whatever – we – we – we – if we – we will pay agents fees to find a site.

STOCKLEY: Sure.

LAKOS: But any – anything like – like that we would just want to discuss up front there was no discussion of us having to pay anything for a - an introduction –

STOCKLEY: Okay.

5 LAKOS: - just – just get involved in the project.

STOCKLEY: Sure.

LAKOS: Yeah.

STOCKLEY: And – and there was nothing said at the meeting that gave you the impression that the developer would be prepared or w – had agreed to pay an in – a fee for the introduction to Country Garden?

10 LAKOS: No.

STOCKLEY: Okay. I think you – you've mentioned earlier the - the other project that was just the subject of this discussion between Johnson, yourself and Daryl –

15 LAKOS: The Beamish Street one?

STOCKLEY: The Beamish –

LAKOS: Yeah.

STOCKLEY: - Street one at Campsie –

LAKOS: That's a different developer though –

20 STOCKLEY: Yeah – yes.

LAKOS: - I don't think it's the same guy.

STOCKLEY: No that's right. So I know that you had only just started so you don't have the – the history of that, but was there any indication that Country Garden had previously been interested in that site and then – and then their position changed in terms of the types of development that they wanted to do.

25 LAKOS: Yeah I – I – I think at – at that time at that meeting Daryl got quite frustrated, got a little bit annoyed because I think - and that was a common experience I had with many people after I first joined because I think Johnson and the – the team at Country Garden had done a lot of that there'd been lots of chops and changes and we – today we want land, tomorrow we want apartments day after asked for hotels and I don't know I've never worked out if that because Johnson was getting you know different strategic directions from head office or because he was – but there was – in the period from you know the acquisition of Ryde Garden until I joined the company they had acq - hadn't acquired a single site.

30 LAKOS: Yeah I – I – I think at – at that time at that meeting Daryl got quite frustrated, got a little bit annoyed because I think - and that was a common experience I had with many people after I first joined because I think Johnson and the – the team at Country Garden had done a lot of that there'd been lots of chops and changes and we – today we want land, tomorrow we want apartments day after asked for hotels and I don't know I've never worked out if that because Johnson was getting you know different strategic directions from head office or because he was – but there was – in the period from you know the acquisition of Ryde Garden until I joined the company they had acq - hadn't acquired a single site.

35 LAKOS: Yeah I – I – I think at – at that time at that meeting Daryl got quite frustrated, got a little bit annoyed because I think - and that was a common experience I had with many people after I first joined because I think Johnson and the – the team at Country Garden had done a lot of that there'd been lots of chops and changes and we – today we want land, tomorrow we want apartments day after asked for hotels and I don't know I've never worked out if that because Johnson was getting you know different strategic directions from head office or because he was – but there was – in the period from you know the acquisition of Ryde Garden until I joined the company they had acq - hadn't acquired a single site.

STOCKLEY: Right.

LAKOS: So there was a lot of frustrated people out there so I do think and I know probably with Daryl, but – but not just with him and others there was – there had been a lot of changes in direction.

40 LAKOS: So there was a lot of frustrated people out there so I do think and I know probably with Daryl, but – but not just with him and others there was – there had been a lot of changes in direction.

STOCKLEY: Okay.

LAKOS: (UNINTELLIGABLE) contributed to the fact that they hadn't looked at these sites.

STOCKLEY: Okay and – and you mentioned the developer you thought the developer was at that meeting also?

5 LAKOS: Yeah I think he was yeah.

STOCKLEY: Do you have any recollection of his name?

LAKOS: Little yeah look I – I was told his name –

BROWNING: Can you describe him?

10 LAKOS: Sort of a Middle Eastern or Italian maybe, not – not a man of big stature. Neither – you know, some mmm mmm normal sort of (UNINTELLIGABLE) body shape and mass not overly fat, not overly thin.

STOCKLEY: Did he have much input into the meeting?

15 LAKOS: Yeah he – he talked a bit about where they were up to with the project. Prob – look it wasn't a very long meeting.

STOCKLEY: Yeah.

LAKOS: I think when Johnson said fair – you know communicated fine they weren't with that interested that – that the meeting became you know foreshortened and the whole thing maybe ran for twenty minutes.

20 STOCKLEY: Okay. In relation –

LAKOS: I – I was a little bit al – alarmed at the level of frustration that was being expressed so at that meeting I s - I then said that I would look at that thing further and – and – and they tried to come to grips with the project better understand it.

25 STOCKLEY: Right.

LAKOS: Which – which we did a little bit of –

STOCKLEY: Yeah.

LAKOS: - but really at the end of the day it just wasn't for us.

STOCKLEY: Sure.

30 LAKOS: And I don't – I think the – I don't think that that point in time that the developer had an approval either I think he was still in a process of –

STOCKLEY: Yes.

LAKOS: - gaining an approval for the project.

35 STOCKLEY: Yeah – yeah that's right. The – in terms of you saying you're a little bit alarmed about the level of frustration that was expressed would it be the case that you agreed to have a – make some further sort of consideration of the project to kind of maintain the relationship between the developer and or Maguire?

LAKOS: Yeah.

STOCKLEY: Yeah.

LAKOS: I think look I – I – you know I – again having met Daryl very – very quickly, but –

STOCKLEY: Yeah.

5 LAKOS: I do a lot of this sort of thing –

STOCKLEY: Yeah.

LAKOS: - and – and I – I thought Daryl’s frustration was genuine and probably justifiable from what I – from what I saw and without knowing that much about the man or what any future dealings might be I didn’t want to –

10 STOCKLEY: Sure.

LAKOS: - I wanted – I felt like I wanted to straighten it out –

STOCKLEY: Of course yeah.

LAKOS: - so that, so that at least he felt like we dealt with him reasonably.

15 STOCKLEY: Yeah.

LAKOS: So I – I – I sort of stepped into it and said that I’d have a further look and be in touch.

STOCKLEY: Okay.

LAKOS: And I guess just from that point forward I’ve had contact with Daryl. Not a huge amount –

20 STOCKLEY: No.

LAKOS: - met him once some.

STOCKLEY: As I ment, you’d be aware that we served a notice on Country Garden just to obtain some documents –

25 LAKOS: Yeah.

STOCKLEY: - which have been provided.

LAKOS: Yep.

STOCKLEY: And I just wanted to show you some documents and just get either the – some further explanation or just you know an acknowledgement that you sent an email or that sort of thing –

30 LAKOS: Sure.

STOCKLEY: - so that we can rely on the documents –

LAKOS: Yep.

STOCKLEY: - in our analysis of what’s going on so the first – the first document that I have to show you is ‘document one’, it’s an email (INAUDIBLE) sorry a, a calendar appointment.

35 LAKOS: Okay so that was probably the first meeting I’d say.

STOCKLEY: Yeah 1st of the 3rd, 2016.

LAKOS: Yeah well I joined the company on the 29th of the 2nd so I'd say this was probably –

STOCKLEY: Oh well you stepped right into it.

5 LAKOS: - This, this was probably the first meeting yeah the first (UNINTELLIGABLE) new investment manager.

STOCKLEY: Who is Danni Ni?

LAKOS: She at that time was my assistant.

STOCKLEY: Okay.

10 LAKOS: She'd been with the – been with the company two weeks before I joined, but she had had done some work with Johnson.

STOCKLEY: Yep.

LAKOS: In Melbourne.

STOCKLEY: Okay.

LAKOS: On some sort of contract basis before that.

15 STOCKLEY: And I think that you've already answered the question that this meeting seemed to have been at least talked about prior to your arrival and most probably arranged by Johnson.

LAKOS: Yeah I'd say so.

STOCKLEY: Okay.

20 LAKOS: I mean I – I – it was a meeting I got – got called into yeah.

STOCKLEY: And the title of the meeting there 'Campsie project' refers that Beamish Street –

LAKOS: Yes.

STOCKLEY: - project –

25 LAKOS: Yes.

STOCKLEY: - that you mentioned previously.

LAKOS: Yes.

STOCKLEY: And – and the purpose of the meeting was to discuss whether Country Garden was interested in being - acquiring that development site.

30 LAKOS: Yes that's my understanding yes.

STOCKLEY: Yep, and just confirming that you think the people that attended were yourself, Johnson, Daryl Maguire and the developer of that site?

LAKOS: Yeah. And there were a couple of people from our office, Danni was in attendance at that meeting.

35 STOCKLEY: Yeah.

LAKOS: I think Phil who no longer works with us. Keno I think was in that meeting.

STOCKLEY: Yes he's name is on there too.

LAKOS: I'm trying - I don't know if Eric was in that or not. Don't think he was Eric Yao.

STOCKLEY: And the venue of the meeting was level 6, 233 Castlereagh Street?

5 LAKOS: Yes it was conducted in Johnson's office.

STOCKLEY: In – in his actual –

LAKOS: Yeah.

STOCKLEY: - office?

10 LAKOS: Well that office was quite small it only had one meeting room and Johnson had a (INAUDIBLE) our old offices were, by comparison to these were crummy.

STOCKLEY: (INAUDIBLE) these were.

LAKOS: Crummy beyond description.

STOCKLEY: Oh were they?

15 LAKOS: Terrible (INAUDIBLE). I did all my interviewing for the job – I moved down from Brisbane and -

STOCKLEY: Yeah.

LAKOS: - back to Sydney and everything I did was Skype I never been to the office and the day I started and –

20 STOCKLEY: Bit of a let-down.

LAKOS: - when I arrived I though oh my god, what have I got myself in for.

STOCKLEY: Oh gosh.

LAKOS: Yeah anyhow, we've moved thank heavens.

STOCKLEY: Yes this is a bit better isn't it?

25 LAKOS: It is nice it's a nice building yeah.

STOCKLEY: I've got another calendar appointment I just want to show you this is a marked 'document two' for the record and it's a – of a calendar appointment between yourself and Daryl Maguire –

LAKOS: Yep.

30 STOCKLEY: - at the Martin Place Bar –

LAKOS: Yep.

STOCKLEY: - on the 7th of April, 2016.

LAKOS: Yes.

STOCKLEY: Do you know who suggested this meeting?

35 LAKOS: It was probably Daryl.

STOCKLEY: Is Martin Place Bar something you –

- LAKOS: It could have been – it could have been me.
- STOCKLEY: - that you would meet normally?
- LAKOS: We met at the Martin Place Bar and we met at the Westin –
- STOCKLEY: Yeah.
- 5 LAKOS: - Bar and I guess we have later in the day kind of drinks and chats –
- STOCKLEY: Sure.
- LAKOS: - and I think the locations were because they're a reasonably close walk from Parliament and they weren't wonderfully convenient for me it's quite –
- 10 STOCKLEY: No.
- LAKOS: - a walk from our offices this is better, but –
- STOCKLEY: Yeah.
- LAKOS: from our old office to there.
- STOCKLEY: Yeah.
- 15 LAKOS: And – and look it could have been either of us suggested the meeting, but I think it would've prob – at that early stage I think it was probably Daryl.
- STOCKLEY: Sure and it says meeting with Daryl Maguire re Campsie –
- LAKOS: Yeah.
- 20 STOCKLEY: - so would that again be a reference to the Beamish Street project?
- LAKOS: Yeah I – I'm sure.
- STOCKLEY: Do you know who attended that one at Martin Place?
- LAKOS: I think it was just the two of us.
- STOCKLEY: Okay and can – can you remember what exactly about the Beamish Street project was discussed?
- 25 LAKOS: I think – I think Daryl just – I – I having said I would look into it further to sort of get some appearance of professionalism to our business. I think Daryl just wanted to see where I – where I got to and I think at that point in time I sort of got to the point where we still didn't want to do it.
- 30 STOCKLEY: Sure.
- LAKOS: Yeah.
- STOCKLEY: Okay. This is an email. Marked 'document 3' for the record and it is dated the 20th of May, 2016 –
- 35 LAKOS: Yeah.
- STOCKLEY: - at 4:57. And it relates to an invitation for a conference. Do you recall seeing this?
- LAKOS: Yes – yeah. I think it was a conference that these –

STOCKLEY: Oh sorry I should give you – there's an attachment to it that might assist your recollection.

5 LAKOS: Yeah we didn't attend in the end I got too busy, but there was a conference that sounded interesting that – that – that was organised through the government –

STOCKLEY: Yep.

LAKOS: - and that Daryl thought it would be good for us to attend for in – information –

STOCKLEY: Sure.

10 LAKOS: - and education.

STOCKLEY: Yep.

LAKOS: And he invited us and I think at the time I said I'd love to attend, but we then got buried in a big negotiation for a project in Melbourne.

STOCKLEY: Okay.

15 LAKOS: And time evaporated and I didn't attend.

STOCKLEY: Sure so is that part of the – what you saw – saw as his interest in networking –

LAKOS: Yeah.

STOCKLEY: - people for business opportunities?

20 LAKOS: Pretty much I think he – he – I think Daryl was trying to help me with that in – in the sense that he saw – he knew you know by that stage we got – we got to know each other a little bit he knew I came down from Brisbane, I'm a Sydney boy, but I've been –

STOCKLEY: Yeah.

25 LAKOS: - out of – out of Sydney scene for a bit.

STOCKLEY: Yeah.

LAKOS: And he just thought that that sort of thing –

STOCKLEY: Yep.

30 LAKOS: - was an opportunity to learn something and also to network with the other –

STOCKLEY: Sure.

LAKOS: - attendees.

STOCKLEY: Yep and I'm not inferring there's anything wrong this by the way I'm just going –

35 LAKOS: Yeah well look –

STOCKLEY: - going through the –

LAKOS: I – I – there is nothing wrong with it –

STOCKLEY: No – no.

LAKOS: - no there's nothing to hide.

STOCKLEY: Yeah.

LAKOS: Yeah.

STOCKLEY: No I'm just – I'm just, were, trying to –

5 LAKOS: Yeah.

STOCKLEY: - I guess confirm the records that we've got –

LAKOS: Yeah sure.

STOCKLEY: - and level of contact that sort of stuff.

LAKOS: Not a problem.

10 STOCKLEY: So I have a – an email which for the record is 'document 4' this is from Daryl Maguire to you regarding Shanghai trade expo.

LAKOS: Yep.

STOCKLEY: Do you receive recalling that – receiving that information?

LAKOS: Yeah I think I do, yeah.

15 STOCKLEY: And do – do you recall him ever speaking to you about his trade expo?

LAKOS: I think we sort of talked about it. He – I think he thought – yeah I think he was trying to find people that might want to attend and go with him or whatever it was and but we saw no value in it for us. I mean we're wielded, well represented in China we've got – we've got the biggest and bestest contact network you could imagine so –

20 STOCKLEY: Yeah that was –

LAKOS: - so I – I think in discussion with Daryl was we said thanks appreciate the thought, but no thanks.

STOCKLEY: Sure, did he –

25 BROWNING: Sorry Lisa what date is that one mate?

STOCKLEY: The date – the date is the 29th of August –

LAKOS: Yeah.

STOCKLEY: - 2016.

BROWNING: Thank you.

30 STOCKLEY: Di – sorry I'll just give it back to you just to show you the – the letter that was attached the actual invitation you can see the signature block there has –

LAKOS: Daryl Maguire.

STOCKLEY: Yes the Chairperson for the New South Wales Parliament –

35 LAKOS: Yes friendship group.

STOCKLEY: Yeah.

LAKOS: Yeah.

- STOCKLEY: So did he discuss that group in the context of this invitation with you?
- LAKOS: I – I think – I think he introduced the whole idea as being something that was related to what he was doing with that.
- STOCKLEY: Right.
- 5 LAKOS: But it was – it really wasn't something we – I mean you know if we were an Australian developer trying to sell our – our product to a Chinese market, where we had no contact well probably had, has value –
- STOCKLEY: Yeah.
- 10 LAKOS: - but we've – we s – you know Country Garden's got the best network in the business so.
- STOCKLEY: Right at that – as you say I'm – I'm aware that they're very large – the parent company is a very large company and developer in China.
- LAKOS: Number one now.
- 15 STOCKLEY: Yeah, number one right.
- LAKOS: Yeah.
- STOCKLEY: Well the - the articles I read were a bit out of date 'cause they said num – they said number five.
- LAKOS: Yeah no when – when – when I joined we were in the top five somewhere.
- 20 STOCKLEY: Yeah.
- LAKOS: We – we became number two about three months ago.
- STOCKLEY: Yeah.
- LAKOS: And so it – the Chinese developers seem to have this ongoing competition, I sometimes use a different term to describe it but – and – and I a 'P' something 'ing' contest –
- 25 STOCKLEY: Yeah – yeah.
- LAKOS: - where they forever competing with each other, it's ego I'm pretty sure –
- 30 STOCKLEY: Yeah – yeah.
- LAKOS: - as to who's the biggest.
- STOCKLEY: Yeah.
- LAKOS: And they measure that based on sales mostly ra – rather than jus and so our – our forecast sales revenue now for forth coming year is equivalent to a hundred and twenty billion –
- 35 STOCKLEY: Wow.
- LAKOS: - Australian dollars and that makes us some significant margin larger than the next nearest competitor.
- STOCKLEY: Okay.

LAKOS: So –

STOCKLEY: Yeah.

LAKOS: - Well they're -

STOCKLEY: They're happy.

5 LAKOS: - either – either claiming or seeking to claim number one position.

STOCKLEY: So I guess in terms of what if anything he could do if he was performing his role as the Chairperson of this Asia Pacific Friendship group it's certainly as you say not to make introductions over in China because you already have that extensive network so I guess it would be as a – a having a parent company from China perhaps introducing opportunities here is Australia.

10 LAKOS: I – I think you know Daryl is a networker there's no –

STOCKLEY: Yeah.

LAKOS: - question. If there was a Chinese business in China that might need – might benefit from an introduction to Country Garden in Australia he might do that, but I can't – I can't think of an instance where that's been the case –

15 STOCKLEY: No.

LAKOS: - but it's possible.

20 STOCKLEY: Yeah.

LAKOS: And particularly another Chinese developer might have land somewhere in Australia that we might be interested in buying and – and I guess across his Chinese context there might be, you know, were – were the introductions people that you know there might be some mutual benefit in doing business.

25 STOCKLEY: Okay.

LAKOS: But he's never really - I mean, eh aah, I'm very much aware that he had an involvement as a government person involved in sort of this Chinese goodwill trade call it what you will group, but it's not something we've ever made particular use of –

30 STOCKLEY: Sure.

LAKOS: - with him.

STOCKLEY: Okay. Now I'll just go onto there's another document here, 'document 5' for the record which is an email from GT Hu to yourself regarding organising a lunch with Daryl Maguire –

35 LAKOS: Yes.

STOCKLEY: - it's dated the 30th of August –

LAKOS: Yes.

STOCKLEY: - 2016.

40 LAKOS: Yep. Yep.

- STOCKLEY: So if you read through the correspondence you state to GT "*Daryl has been a great support to us and would like to meet you for lunch*". So can – can it be inferred from that statement that it was Maguire who had requested the meeting?
- 5 LAKOS: No – it – it was a discussion I wanted - Daryl was – hhh – had – we – I talked to Daryl about a project we've got at St Leonards.
- STOCKLEY: Yeah.
- LAKOS: Where we have some government related planning problems and to see if he could help –
- 10 STOCKLEY: Yeah.
- LAKOS: - get us in front of the right people –
- STOCKLEY: Yeah.
- LAKOS: - to see if we can sort it and he was – he's been quite helpful in doing that.
- 15 STOCKLEY: Yeah.
- LAKOS: We haven't got a result of any tangible description yet, but you know at least it's getting some air.
- STOCKLEY: Yeah.
- 20 LAKOS: And at that point in time GT hasn't really met Daryl and I thought it was good for him to meet him so that was actually m – I suggested to Daryl that he should meet GT –
- STOCKLEY: Right.
- LAKOS: - and it was it – it's also a little bit of internal politicking for me in that it's kind of the Chinese are different to work for and it was kind of good for me to ss – to be able to introduce –
- 25 STOCKLEY: Sure.
- LAKOS: - GT to a government minister –
- STOCKLEY: Sure.
- LAKOS: - and have lunch in the – in the restaurant of Parliament House –
- 30 STOCKLEY: Yep.
- LAKOS: - it's kind of –
- STOCKLEY: Yeah.
- LAKOS: - Tim – Tim's kind of connected to you know –
- STOCKLEY: Yeah – yeah.
- 35 LAKOS: - sort off reflects well on me.
- STOCKLEY: Absolutely.
- LAKOS: So there's some of that –
- STOCKLEY: Yep.

LAKOS: - in that as well.

STOCKLEY: Yeah I can understand that –

LAKOS: Yeah.

5 STOCKLEY: - from a cultural point of view, but I think in an – any business would appreciate that –

LAKOS: Yeah.

STOCKLEY: - level of connection –

LAKOS: Yeah.

STOCKLEY: - yeah. Okay so it was something that was organised by yourself –

10 LAKOS: By me.

STOCKLEY: - and it was (UNINTELLIGABLE) for those purposes (INAUDIBLE) –

LAKOS: And Daryl was more – more than happy to –

STOCKLEY: Sure.

15 LAKOS: - be a participant.

STOCKLEY: And so in terms of supportive you're referring to his assistance in making some – or a representations or introductions –

LAKOS: That was a particular reference to St Leonards yeah.

STOCKLEY: - yep –

20 LAKOS: Yeah.

STOCKLEY: Sorry just going back to that document I think the other thing I just wanted to ask you about was just to clarify for the record it says "*Daryl is a minister in the New South Wales Government and well connected in both government and also some Chinese business circles. He's a bit of a deal broker and also willing to help with Government matters. It would be good for you to know him*". So what do you th – did you mean to convey to GT when you said a bit of deal broker?

25 LAKOS: Oh that he's – I guess you know d Daryl has been pp the Campsie deals and things like that.

30 STOCKLEY: Yeah.

LAKOS: Yeah just that he's a guy that's active I guess.

STOCKLEY: Sure.

LAKOS: D – d – I think – I don't know if this goes back far enough I – I think I – I messaged GT to say let's do th – and to Daryl and he's come back to saying who's Daryl.

35 STOCKLEY: Mm.

LAKOS: And I'm saying sorry I thought you knew –

STOCKLEY: Yeah.

LAKOS: - who Daryl is?

STOCKLEY: Yeah.

LAKOS: So then I explained –

STOCKLEY: Explained.

5 LAKOS: - who (UNINTELLIGABLE) –

STOCKLEY: Yeah.

LAKOS: - kind of my perception of Daryl –

STOCKLEY: Yeah.

LAKOS: - I suppose.

10 STOCKLEY: Yeah okay, thanks. Oh we're only asking because –

LAKOS: I'm not (UNINTELLIGABLE)

STOCKLEY: - you're the author.

LAKOS: Yep.

STOCKLEY: Here to give it some more context.

15 LAKOS: Yep.

STOCKLEY: So the final document I wanted to show you is just – it's another email from Daryl Maguire to yourself it's actually forwarding a press release about –

LAKOS: Oh yes.

20 STOCKLEY: - Parramatta proposal.

LAKOS: Yes.

STOCKLEY: And it's dated the 23rd of September, 2016 regarding Charles – 7 Charles Street Parramatta. Do you know why he forwarded that email to you?

25 LAKOS: Daryl periodically (UNINTELLIGABLE) forwards things to me which is like government news where somethings happening.

STOCKLEY: Yep.

LAKOS: And in government that's – and – and I think he probably sent that to me on the basis well may – and he didn't say, but maybe we should be

30 looking in the area for sites you know.

STOCKLEY: Okay.

LAKOS: He's the – the government does these sorts of releases that you don't always see unless you happen to read the right newspaper at the right time.

35 STOCKLEY: Yeah – yeah sure.

LAKOS: So, not a lot of it but there's probably been two or three occasions where –

STOCKLEY: Yeah.

LAKOS: - Daryl's forwarded similar things to me –

STOCKLEY: Do you recall –

LAKOS: - as a –

5 STOCKLEY: - sorry.

LAKOS: Yeah probably 'cause I – I think I'm probably on a mailing list.

STOCKLEY: Probably.

LAKOS: Yeah.

STOCKLEY: Do you recall having any specific discussions about that site –

10 LAKOS: No.

STOCKLEY: - at Charles Street Parramatta?

LAKOS: No I didn't know anything about that one.

STOCKLEY: Okay. Has – have you got any questions about any of those particular issues –

15 BROWNING: No.

STOCKLEY: - I just want to move on to some general stuff.

BROWNING: No.

STOCKLEY: Has Daryl Maguire ever offered or agreed to speak to other Ministers on behalf of Country Garden?

20 LAKOS: Yeah I a – we asked him whether with respect to s St Leonards to help –

STOCKLEY: Yeah.

LAKOS: And he – and – and the – the Minister we needed to really get sort of his attention we needed to get is - is the Planning Minister Rob Stokes –

25 GRAINGER: Sure yep.

LAKOS: And – and Daryl said that he, you know, sits or is – in the – in the house of Parliament his physical location is reasonably close to where –

STOCKLEY: Okay.

30 LAKOS: - Rob Stokes sits.

STOCKLEY: Yeah.

LAKOS: I've never gone and looked, but I take his word for it.

STOCKLEY: Sure.

LAKOS: And – and that he – he was – he was able to –

35 STOCKLEY: Yeah.

LAKOS: - communicate.

- STOCKLEY: Yeah.
- LAKOS: That there – there was (UNINTELLIGABLE) he – he asked us to write a document about St Leonards and the problems so that he had something to – to communicate to Rob Stokes.
- 5 STOCKLEY: Yep.
- LAKOS: And yeah that – that’s probably the extent of that.
- STOCKLEY: Okay. Has he ever offered to speak to someone within the Department of Planning on behalf of Country Garden?
- LAKOS: Daryl mentions names of people in different departments.
- 10 STOCKLEY: Yep.
- LAKOS: And I often don’t know who the person really is. I – I think it was only really Rob Stokes he was talking to –
- STOCKLEY: Okay yep –
- LAKOS: - ah –
- 15 STOCKLEY: - the Minister.
- LAKOS: Yeah and then the Minister was gonna pass it down the line to whoever.
- STOCKLEY: Sure.
- LAKOS: Yeah.
- 20 STOCKLEY: Did he ever offer or agree to speak to any councillors at local councils on behalf of Country Garden?
- LAKOS: We’ve never asked.
- STOCKLEY: Okay.
- LAKOS: Yeah.
- 25 STOCKLEY: And he’s never offered? Okay. Did Daryl Maguire ever offer to provide paid consultancy services to Country Garden?
- LAKOS: No.
- STOCKLEY: Has he ever asked for a retainer fee?
- LAKOS: No.
- 30 STOCKLEY: Has he ever asked for any commission?
- LAKOS: No.
- STOCKLEY: Success fee?
- LAKOS: No, no fees at all.
- STOCKLEY: No fees. Okay. Is there a position at Country Garden caused Strategic Policy Engagement Director?
- 35 LAKOS: Not that I know of.
- STOCKLEY: Any position ever contemplated of that type?

LAKOS: Not in my time, no.

STOCKLEY: Okay.

LAKOS: Sounds quite fancy, but –

STOCKLEY: It does –

5 LAKOS: - no.

STOCKLEY: It does. Have you ever heard of a company called Gate Way international? Its spelt -

LAKOS: It rings a bell.

STOCKLEY: - its spelt (spells) 'G8Way'. Gateway International.

10 LAKOS: Rings a bell, I can't think of why.

STOCKLEY: Okay.

LAKOS: G8Way. Oh maybe not the – look – look there – there's a few development companies that are around that've got gateway in their names –

15 STOCKLEY: This is – this is a business networking company.

LAKOS: Networking?

STOCKLEY: Mm.

LAKOS: No.

STOCKLEY: No.

20 LAKOS: I don't think so.

STOCKLEY: Do you – have you ever –

LAKOS: Why, is this something that I should know about?

STOCKLEY: No well I don't know. Maybe you're missing out.

LAKOS: Yeah.

25 STOCKLEY: Do – have you ever been introduced to someone called Phil Elliot?

LAKOS: No I'm sure not.

STOCKLEY: Has – has Daryl Maguire ever introduced you to any of his associates apart from the ones that we sort of discussed today?

LAKOS: Not really, no. I mean there – there – there's been – no not really it's mostly, we're talking – he's – he's talked about different people and different projects at different times.

30 STOCKLEY: Mm – mm.

LAKOS: But the only people they wer – were – was really introduced to was the – the – the two Campsie developers.

35 STOCKLEY: Okay –

- LAKOS: Oh there was – there was some people that had some land at - now hang on what was there name? They didn't do anything with that either. Um – I can't think of their name.
- 5 STOCKLEY: I saw some documents actually that were returned to Country Garden did – did Daryl Maguire ever speak to you about acquiring land owned by Downs Nursery?
- 10 LAKOS: That (UNINTELLIGABLE) the land that were talking about, was it Menangle or – there was a group that was sort of – funny guys really – that sort of had optioned up or got – got some sort of control they were trying to do the typical tick and flick I think.
- STOCKLEY: Yeah.
- LAKOS: With some land and Martin and brokers one of my team had a looked at it for me and it – it – it just didn't work.
- STOCKLEY: Yeah.
- 15 LAKOS: It was just too long dated with the zoning and too – too remote from infrastructure.
- STOCKLEY: Sure.
- LAKOS: And – and things –
- STOCKLEY: Yeah.
- 20 LAKOS: - and it was just gonna happen so –
- STOCKLEY: Okay.
- LAKOS: - we said no I don't know, I'm not sure if that's the same site.
- STOCKLEY: No I just noticed that stuff came back in the – some record – the records that Country Garden gave us –
- 25 LAKOS: Yeah.
- STOCKLEY: - I thought that – that may be what you're referring to. Since originally been contacted by me for – to make these enquiries have you had any further conversations with Daryl Maguire?
- LAKOS: Yeah.
- 30 STOCKLEY: Did you mention to him that ICAC's made some enquiries about him?
- LAKOS: Yes.
- STOCKLEY: And what did he say to you about that?
- LAKOS: He didn't seem at all concerned.
- STOCKLEY: Okay. Andrew do you have any?
- 35 BROWNING: No I don't.
- STOCKLEY: No okay. Is there anything else in so far as it relates to Mr Maguire's interaction with developers or councillors in the Canterbury area that you think may be of relevance to our investigation?

LAKOS: Look we didn't have any discussion about Canterbury Council or Canterbury Councillors.

STOCKLEY: Yeah.

5 LAKOS: I don't know maybe if we'd actually bought the project that might have changed –

STOCKLEY: Yeah.

10 LAKOS: - but there was no, no we – we'd not had – you know the fellow who you mentioned who was the third fellow at the – in – interview you know I think you mentioned he might have been an – an ex-Canterbury Councillor.

STOCKLEY: Yes.

LAKOS: But – but he was really quite silent during that meeting.

STOCKLEY: Yes.

15 LAKOS: To a very large degree. I'm not even sure why he was there to be honest.

STOCKLEY: Okay.

LAKOS: But no there's no discussion about Canterbury Council.

STOCKLEY: Okay. Well thank you very much for your time just to – to close the interview I just have to ask some formal questions.

20 LAKOS: Sure.

STOCKLEY: Have the anchors – answers recorded in this interview been made of your own free will?

LAKOS: Yes.

25 STOCKLEY: Has there been any threat, promise or inducement held out to you to give the answers given –

LAKOS: No.

STOCKLEY: - in the interview today?

LAKOS: No none at all.

30 STOCKLEY: Have you got any complaints about the manner in which myself or Andrew have conducted ourselves here to – today?

LAKOS: No none at all.

STOCKLEY: Okay thank you for your time it's now –

LAKOS: You're welcome.

STOCKLEY: - 4:33 and the interview is concluded.

35 **END OF INTERVIEW**