

INDEPENDENT COMMISSION AGAINST CORRUPTION

5 **RECORD OF INTERVIEW BETWEEN INVESTIGATOR LISA STOCKLEY,  
INVESTIGATOR ANDREW BROWNING AND ABDULLAH OSMAN AT CITY OF  
CANTERBURY BANKSTOWN COUNCIL CORNER OF RICKARD ROAD AND  
JACOB STREET BANKSTOWN ON 1 MARCH, 2017.**

**TIME:** 10:15 AM

**PRESENT:** LISA STOCKLEY  
10 ANDREW BROWNING  
ABDULLAH OSMAN

**STOCKLEY:** Okay. The Commission is investigating allegations that since December  
15 2015 Canterbury City Council councillor Michael Hawatt and Spiro  
Stavis the Director of Planning dishonestly exercised their official  
functionaries, fun – functions by favouring the development applications  
for properties located at 51 Penshurst Road, Roselands and 23 Willeroo  
Street Lakemba in order to favour the interest of Talal El Badar.

**OSMAN:** Ehm.

**STOCKLEY:** Okay so that's the – not the only inv –

20 **OSMAN:** Yep.

**STOCKLEY:** - allegation we're investigating, but as far as we want to speak to you  
that's what –

**OSMAN:** Yep.

25 **STOCKLEY:** - w – the allegation is. So do you agree that prior to the commencement  
of this interview I informed you about the matters that I want to ask you  
about –

**OSMAN:** Yes –

**STOCKLEY:** - today?

30 **OSMAN:** - not – not – you didn't say anything about that property in Roselands so  
–

**STOCKLEY:** Oh no –

**OSMAN:** Yeah.

**STOCKLEY:** - well I won't be asking you –

**OSMAN:** Yeah.

35 **STOCKLEY:** - about that because –

**OSMAN:** No dramas.

**STOCKLEY:** - as far as I know you don't have any involvement in it.

**OSMAN:** I got – yeah, no.

STOCKLEY: But that's just the nature of the allegation –

OSMAN: Yeah.

STOCKLEY: - (INAUDIBLE) that relates to Talal El Badar, so okay.

OSMAN: Okay yeah that's fair enough.

5 STOCKLEY: And do you agree also that I told you that my questions and your answers will be recorded on a digital voice recorder?

OSMAN: Yes.

STOCKLEY: Do you consent to your voice being recorded?

OSMAN: That's fine.

10 STOCKLEY: Okay. Now I have to tell you that you don't have to say anything unless you wish to do so –

OSMAN: Ehm.

STOCKLEY: - anything that you do say will be recorded and could be used as evidence at a later stage. Okay –

15 OSMAN: Ehm.

STOCKLEY: - so that might be in a Commission proceeding –

OSMAN: Yep.

STOCKLEY: - or if went – ever went to court it might be used in a court proceeding.

OSMAN: Ehm.

20 STOCKLEY: Okay, and also that the interview is voluntary you don't have to speak to us but if you chose to answer our questions you have to be aware that it's an offence under our Act to deliberately mislead or attempt to mislead –

OSMAN: No worries.

STOCKLEY: - a Commission officer.

25 OSMAN: Yep.

STOCKLEY: Okay and there's penalties associated with that. So all you need to do is just tell the truth and if you don't feel comfortable answering a question you don't have to answer it.

OSMAN: No worries.

30 STOCKLEY: Okay. So I just need your full name.

OSMAN: My full name is Abdullah Osman.

STOCKLEY: Ehm. And your age at today, at today's date?

OSMAN: Thirty first. I'm – date of birth is the [REDACTED] [REDACTED] [REDACTED] so what's that thirty-five and a bit.

35 STOCKLEY: Okay and your – I've got your contact number so I won't worry about that. What's your address?

OSMAN: [REDACTED]

STOCKLEY: [REDACTED]

OSMAN: Yes (spells) [REDACTED]

STOCKLEY: Okay. Okay and you told me on the phone you're a pharmacist –

OSMAN: Yep.

5 STOCKLEY: - by trade.

OSMAN: Ehm.

STOCKLEY: And so do you have your own business or you – do you work for someone else?

OSMAN: Yeah I don't – I don't know if that's necessary really.

10 STOCKLEY: Oh I don't need the details of your business but are you self-employed or do you work for someone else?

OSMAN: I'm a partner in – in –

STOCKLEY: Partner in a business that's fine.

OSMAN: Yep.

15 STOCKLEY: Now you said to me on the phone that – so that's your main profession?

OSMAN: Mm.

STOCKLEY: And – but you also have financial interests in some property development?

OSMAN: Yep.

20 STOCKLEY: Okay so can you just give me a – a summary of your involvement in the development side of things.

OSMAN: Well I did a duplex myself a few years ago.

STOCKLEY: Yep.

OSMAN: And then I sold that. I lived in one for a while and then sold that moved back down to Wollongong and –

25 STOCKLEY: Yeah.

OSMAN: - and I used those funds to invest some of the money in this property here.

STOCKLEY: At Willeroo Street?

30 OSMAN: Yeah, and some of it in a property in Strathfield.

STOCKLEY: Okay. And so you first – so you're first entering into the development game was really just this duplex that you –

OSMAN: Yes.

STOCKLEY: - yep, and then you've got a property at Strathfield that you've got an interest in –

35 OSMAN: Yep.

STOCKLEY: - so you're involved with other people?

OSMAN: Yep.

STOCKLEY: Yep.

OSMAN: Ehm.

STOCKLEY: And at 23 Willeroo Street –

5 OSMAN: Yep.

STOCKLEY: - who else involved in that property development?

OSMAN: That's Talal.

STOCKLEY: Just Talal?

OSMAN: Ehm.

10 STOCKLEY: Okay. Do you – are you – do you have a role in a company called Bella Ikea at Strathfield?

OSMAN: That's the one in Strathfield.

STOCKLEY: Okay.

OSMAN: That's Strathfield.

15 STOCKLEY: So that company is –

OSMAN: Is the one that owns –

STOCKLEY: - established to –

OSMAN: That's the one that owns the property in Strathfield.

20 STOCKLEY: Property at Strathfield, okay. And do you have a role in Willeroo Street Proprietary Limited?

OSMAN: I can't remember the structure of that to be honest.

STOCKLEY: Okay.

OSMAN: Yeah. Prob –

STOCKLEY: Is it the case that you set up a you guys set up a –

25 OSMAN: The accountant set it up I – I –

STOCKLEY: Oh okay.

OSMAN: - you'll have to check with the accountant the exact structure of it to be honest I – I can't – it m – might be - I – I – yeah.

STOCKLEY: That's okay.

30 OSMAN: Yeah I – I –

STOCKLEY: So that's how, you're not sure.

OSMAN: I can't remember.

STOCKLEY: But a company it's self has been set up –

OSMAN: Set, set up for –

35 STOCKLEY: - to deal with 23 Willeroo Street?

OSMAN: Yeah – yep.

STOCKLEY: Yep okay. So you have an accountant that deals with those structures?

OSMAN: Yeah.

STOCKLEY: What’s the accountant’s details?

5 OSMAN: I’m just trying to remember which accountant is dealing with that. I’ve got three accountants and I –

STOCKLEY: Yeah.

OSMAN: - can't remember which – it might be – I can give it to you at a later day –

STOCKLEY: Okay sure.

10 OSMAN: - I'll just confirm exactly which one it is –

STOCKLEY: That’s alright.

OSMAN: - and I can send it to you in an email.

STOCKLEY: Do you have a role in a company called Murad –

OSMAN: Yep.

15 STOCKLEY: - Proprietary Limited. What’s that company?

OSMAN: That’s one of my – it’s a company for my business.

STOCKLEY: Okay.

OSMAN: It’s a tr – it’s a tr – I think all of these sorts of questions you need to check with my accountant.

20 STOCKLEY: Okay.

OSMAN: I – I – I don’t want to give you any information which might be incorrect –

STOCKLEY: Okay.

OSMAN: It’s set up by my accountant so.

25 STOCKLEY: Okay, there – I’m only asking you these questions - I don’t want to get into the nitty gritty of all your background –

OSMAN: Yeah I – I don’t – I –

STOCKLEY: - it’s (INAUDIBLE) –

OSMAN: - I don’t feel comfortable giving you my personal information. Like if you want – if you needed to get information about Willeroo Street I’ve got no issue, but –

30 STOCKLEY: Yeah well this does relate to Willeroo Street in so far as some records that I need to show you –

OSMAN: Yeah

35 STOCKLEY: - relate to these companies, yeah. So I’ll show you –

OSMAN: Yeah that’s fine.

- STOCKLEY: - I'll show you that's fine.
- OSMAN: Yeah.
- STOCKLEY: But I'm not asking these questions –
- OSMAN: Yeah.
- 5 STOCKLEY: - what I'm saying I'm not just ah snooping into your background –
- OSMAN: Yeah that's –
- STOCKLEY: - I'm just trying to –
- OSMAN: - I – I – I – I don't feel comfortable with – yeah.
- STOCKLEY: Okay, but I –
- 10 OSMAN: Yeah no dramas that's alright.
- STOCKLEY: Just so that you know the questions that I'm asking you are only relevant to these –
- OSMAN: Okay.
- STOCKLEY: - allegations I'm not interested –
- 15 OSMAN: No worries.
- STOCKLEY: - in any of your other business dealings or any of your personal situations –
- OSMAN: Yes.
- STOCKLEY: I just need to know your role in these companies because –
- 20 OSMAN: Yeah.
- STOCKLEY: - I have documents that ref –
- OSMAN: So that's – ah - from my understanding –
- STOCKLEY: Yep.
- OSMAN: - which I'm not a hundred percent sure, it's a – it's a trustee for one –
- 25 mor – for – for my –
- STOCKLEY: Yep, okay.
- OSMAN: - trust, but I'm not a hundred percent sure it's something that –
- STOCKLEY: Well I think that's right because the document that I've got says acting as trustee for this loan –
- 30 OSMAN: Yeah so, but yeah I – I – I leave all that sort of stuff for my accountant to deal with to be honest.
- STOCKLEY: Sure okay, and it – a company called Croydon 2195 Proprietary Limited?
- OSMAN: Yes – yes – yes sorry there – there – that that is another company that was set up by I don't know which accountant it was to be honest.
- 35 STOCKLEY: Okay, d – did it relate to a particular property?

OSMAN: Yes, I'm just trying to remember who set it up. I can't remember which accountant set it up, but we set it up to purchase a property in Croydon Street in Lakemba which I forgot to tell you about to be honest 'cause we've sold that.

5 STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: That's alright. Um so - Street Lakemba. Okay, do you know a person called Alae –

OSMAN: That's –

10 STOCKLEY: - Osman.

OSMAN: - yeah that's my brother.

STOCKLEY: Okay. Does he have a role in any of these companies?

OSMAN: No.

STOCKLEY: Okay does he – is he involved in property development?

15 OSMAN: No he's not involved in property development, yeah.

STOCKLEY: And so he's not got a financial interest in any of these developments at all?

OSMAN: No he – he's – he – he was gonna buy that property that you mentioned you earlier –

20 STOCKLEY: Ah.

OSMAN: - at one stage, but it just –

STOCKLEY: Right.

OSMAN: - yeah I went and asked an architect and it didn't work out to be worth it so –

25 STOCKLEY: Okay.

OSMAN: - I told him don't worry about it.

STOCKLEY: Alright. I'll ask you a few more questions about that –

OSMAN: Ehm.

STOCKLEY: - later on 'cause I've some documents I want to ask you about –

30 OSMAN: No worries.

STOCKLEY: - yep. Your relationship to Talal El Badar?

OSMAN: Just a friend.

STOCKLEY: Yep.

OSMAN: Yeah.

35 STOCKLEY: And also obviously you have some development interest and financial –

OSMAN: Yeah.

STOCKLEY: - interest with him?

OSMAN: Yes.

STOCKLEY: Do you, oh great ok – do you – is he also the director of some of the companies that I've mentioned?

5 OSMAN: You need to check that I – I don't know.

STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: But you do have business dealings with him in so far as you got –

OSMAN: (INAUDIBLE) –

10 STOCKLEY: - financial interest in the same (INAUDIBLE) –

OSMAN: Wilerro Street.

STOCKLEY: Just Willeroo?

OSMAN: In (UNINTELLIGABLE) with Croydon Street I don't think he was involved, I think it might have been his brother I can't remember to be honest.

15 STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: Alright so possibly Croydon Street?

OSMAN: Yeah I'm – I'm not – yeah, yeah he hasn't –

20 STOCKLEY: What's his brother's name?

OSMAN: Mohammed.

STOCKLEY: Okay so it was either him or Mohammed?

OSMAN: Yeah.

STOCKLEY: Okay. So you know Michael Hawatt?

25 OSMAN: I don't know him personally I've met him once or twice.

STOCKLEY: Okay and what circumstances did you meet him?

OSMAN: I would have been at Talal's house –

STOCKLEY: Okay.

OSMAN: - like just for – like he would have had I think once he had some people over (INAUDIBLE) just a family gathering I saw him there once.

30 STOCKLEY: Do you know what Talal's relationship is to Michael Hawatt?

OSMAN: I think it's his father in law.

STOCKLEY: Okay. So would you say that you've met him in more of a social capacity than his official role?

35 OSMAN: Okay I – I – yeah I – I know – I've probably spoken to him about two minutes in my whole life –

STOCKLEY: Okay.

OSMAN: - so I don't know him.

STOCKLEY: Alright, so –

OSMAN: He wouldn't know my name probably –

5 STOCKLEY: Okay.

OSMAN: - if you know what I mean?

STOCKLEY: Yep. No worries. Okay so Willeroo Street what is your interest in that property? Can - you half owner or you know what sort of -

OSMAN: I don't know the exact – you see we – we put in a bit of money I have to  
10 check exactly what it was to be honest –

STOCKLEY: Okay.

OSMAN: - But - it's a – it's not – it's not really formal do you know what I mean?

STOCKLEY: Okay.

OSMAN: It's just whatever I had at that stage.

15 STOCKLEY: Yeah.

OSMAN: The exact amount it m – it might have been – I don't want to say wh – whe - with that –

STOCKLEY: Okay.

OSMAN: - yeah I don't know, I have to check –

20 STOCKLEY: You – you put in some money towards –

OSMAN: Yeah.

STOCKLEY: - the purchase of the property?

OSMAN: Yes. He got a loan for it so –

STOCKLEY: Talal?

25 OSMAN: Yeah. So it's – it's got a loan on it so.

STOCKLEY: Okay. And when you purchased the property was it purchased for the purpose of developing it?

OSMAN: Not really I don't – far out I can't – it was purchased like three y - four  
30 years ago. I can't really remember what our initial – whether it was just to rent it out or whether it was to do some – to build a duplex and live in it or whether to build. I c – I honestly can't remember what the orig - initial reason for it was.

STOCKLEY: Okay.

OSMAN: Yeah.

35 STOCKLEY: But it was an investment of some sort?

OSMAN: Yeah –

STOCKLEY: Yeah.

- OSMAN: - whether it was – well – even – maybe he was gonna – yeah I think – I think it was just either a rental. Yeah I c – I can't remember to be honest, yeah I can't remember – I can't – I don't want to say something that's incorrect.
- 5 STOCKLEY: Okay so did you – and obviously at some point in time you decided to put a DA in to council?
- OSMAN: Yeah that was – yeah that's probably about ten years ago.
- STOCKLEY: And – and what was the DA for?
- OSMAN: It was for town houses.
- 10 STOCKLEY: Ehm - Do you know how many?
- OSMAN: The DA was for five town houses.
- STOCKLEY: Okay. In terms of your development plan for the property sort of – did you have a – a lot of knowledge or expertise about what would be profitable for that block or, how did you come about the –
- 15 OSMAN: To be honest if I – in hindsight I think it would have been a lot more profitable to just do a duplex.
- STOCKLEY: Okay.
- OSMAN: If I could – if I could go back and with the, I guess, the time – the time of getting it approved and the increase in the market of everything I think it would've been better to just build the duplex and sell it in a – in a strong market.
- 20 STOCKLEY: Yeah okay.
- OSMAN: Yeah.
- STOCKLEY: In terms of planning what would be profit – profitable and workable for the block did you have a lot of input in that?
- 25 OSMAN: I had a bit of input, yeah. Yeah. I don't know what you classify as a lot, but I had –
- STOCKLEY: Yeah.
- OSMAN: - input in it.
- 30 STOCKLEY: Okay.
- OSMAN: Yeah.
- STOCKLEY: Does Talal have a lot of experience in the development side of things?
- OSMAN: He's got a little bit of experience.
- STOCKLEY: Okay.
- 35 OSMAN: Yeah. I mean I've only done a duplex, but I'm not silly you know –
- STOCKLEY: No.
- OSMAN: - I've – I've read the – the DCP before so –
- STOCKLEY: Sure.

OSMAN: - it's not – yeah it's not rocket science or anything.

STOCKLEY: Okay.

OSMAN: Like I went to the – to the council meetings –

STOCKLEY: Ehm.

5 OSMAN: - for – for this (INAUDIBLE) –

STOCKLEY: When you say the council meetings, do you mean the meetings of the councillors or do you mean the meetings with the staff?

OSMAN: No Section – the Section 34 thing –

STOCKLEY: Right okay –

10 OSMAN: Yep.

STOCKLEY: - so we'll get to that.

OSMAN: Yep.

STOCKLEY: So the – the DA was submitted to council and after a period of time you guys lodged a section or an appeal class one appeal with the Land and Environment Court –

15 OSMAN: Yes.

STOCKLEY: - for a deemed refusal. Is that correct?

OSMAN: I don't know what – what – I don't know what a deemed refusal is –

STOCKLEY: Why don't –

20 OSMAN: - but we did – we did go to Land and Environment Court whatever –

STOCKLEY: Why don't you tell me in your own words from when the time that the DA went in –

OSMAN: Yeah.

STOCKLEY: - what – what happened and what your involvement was.

25 OSMAN: Okay. We put the DA in and you got rejec – and – ah - it got either rejected or they said you need to make amendments I can't remember whether it was rejected or –

STOCKLEY: Yeah.

OSMAN: - amendments were made. And then so we went back to the architect we had to make changes and it kept going back and forth –

30 STOCKLEY: Yep.

OSMAN: - and then we asked a solicitor for his advice –

STOCKLEY: Yeah.

OSMAN: - so – I can't remember whether we asked the solicitor first or whether – yeah I think we asked – so then we – a solicitor might have – I think his solicitor lodged the thing to go to the – the Land and Environment Court.

35 STOCKLEY: Yeah.

OSMAN: And then, I'm just trying to remember how – where does that section 34 thing come into it. I don't know that - we – we end – I – I – I remember we had to sit with the solicitor, we went and spoke to barra – that Philip Clay I remember he's in the city somewhere and we had to make more changes. We sat with the – the council with the solicitor –

5

STOCKLEY: Yeah.

OSMAN: - and they – they mentioned a lot of things that they weren't happy with so we had to change significantly the plan. I remember we had to change the – the driveway they didn't like it on the – on the left. And made us put it on the right because of the – the court yards or something the (UNINTELLIGABLE). So we changed that and we changed like the whole – th - then they – then they said the facades too modern it doesn't go with the street so we had to change the whole facade again. And then they said, let me just think, there was nothing with the height. There was a lot of things you probably got records of what –

10

15

STOCKLEY: Yeah.

OSMAN: - what the issues were.

STOCKLEY: Yeah.

OSMAN: So we changed – we – we kept going back and forth and it got pretty ridiculous like it – you know, yeah. You could probably ask the – the solicitor as well if you – he was pretty annoyed by it to be honest.

20

STOCKLEY: What was – what was causing this frustration?

OSMAN: To be honest what – what I kept – what I kept mentioning is that like you – you guys have approved other things which are the same –

25

STOCKLEY: Right.

OSMAN: - and – and I mentioned to them a couple of places.

STOCKLEY: Yep – yeah.

OSMAN: I think there was one in Colin Street in Wiley Park, from memory. I can't rem – it was a while ago but I remember –

30

STOCKLEY: Yeah.

OSMAN: - mentioning one or two to the solicitor and he kept saying oh it's – everything's judged on its own merits so you can't really – you know what I mean so –

STOCKLEY: Yeah – yeah.

35

OSMAN: - it's fair enough, but we were – we were like what's – what's the issue I don't understand we're under in the FSR, we're under in the height. We're – we've complied with the – with the court yard requirements and everything so –

STOCKLEY: Yeah.

40

OSMAN: Yeah so –

STOCKLEY: So was it the case that you weren't – you didn't understand what it was that council was wanting you to do in order to com –

OSMAN: N – well –

STOCKLEY: - for them to get their support?

OSMAN: No – no the – look when they said the driveways had to be swapped –  
5 I'm just trying to remember, yeah why did we do the driveway firstly on  
the right. I think on the left because I think it would have been easier for  
the – for the building. I – I can't remember why we did it on the – on the  
left. But there was a lot of space on either side between us and the next  
building on either side so - no there was a driveway on the right hand  
10 side so we said you know what we'll do it on the left hand side and put  
the court yards on this side – no we'll put the court yards on this side and  
then that way there's already – there's already three or four metres on  
this side so it'll give us enough separation.

STOCKLEY: Okay.

OSMAN: So that's why we said there. And then when they made a big issue of  
15 changing the whole thing that was like a big punch in the face like it was  
like we have to change everything.

STOCKLEY: Right –

OSMAN: - to suit that –

STOCKLEY: - yes it's a significant change to the plans –

20 OSMAN: But it made sense because – I think it was because of the visibility when  
you're – you're driving in and out or something –

STOCKLEY: Oh okay.

OSMAN: - I can't – I can't remember exactly –

STOCKLEY: Yeah.

25 OSMAN: - what it is to be honest, but –

STOCKLEY: So there was lots of –

OSMAN: - there – there was justification for what they were saying for some of the  
stuff.

STOCKLEY: Yeah.

30 OSMAN: Some of the stuff I like – I think it was a load of garbage to be honest  
because –

STOCKLEY: Yeah.

OSMAN: Yeah.

STOCKLEY: Okay so –

35 OSMAN: Like the – yeah.

STOCKLEY: - so you agreed with some of the changes that they wanted you to make  
but you didn't –

OSMAN: Yeah but there was some that I was –

STOCKLEY: - really understand why they wanted you to make them –

OSMAN: No, not – I – I – didn - I – I understood why, but it was – it just didn't –

STOCKLEY: Didn't agree.

OSMAN: I didn't agree that's right yeah.

STOCKLEY: Yeah

5 OSMAN: Because like you – you think far out like it's – we're – we're – we're not – let me just remember what the – I remember the – the lawyer telling us you're complying in the LEP, but not in the DCP and that's more flexible or something –

STOCKLEY: Right.

10 OSMAN: - whereas the LEP is – I don't know if that's correct or not –

STOCKLEY: Yeah.

OSMAN: - but I remember him saying something along those –

STOCKLEY: Yeah.

OSMAN: - lines, don't quote me, but it was something like LEP is a stringent sort of code –

15 STOCKLEY: That's right.

OSMAN: - and DCP has some flexibility you – it gives you a guide, but – so we were completely compliant from my understanding to that and the – the DCP we weren't compliant on ninety percent of the stuff and the stuff that we were compliant on, the main one being the twenty metre frontage, was understandable because it was isolated site and d – I remember reading in the DCP that there's a – there's an exception for –

20 STOCKLEY: Isolated sites.

OSMAN: - isolated sites.

25 STOCKLEY: Yeah.

OSMAN: Yeah so and that's why I – I didn't understand like why they making it an issue if there's – left –stavr - they've written it in the DCP that they'll allow it and then why they – they kept bringing it up in the – in the rejections oh it's less than twenty metres, but like you can't get it – becaus

30 - and I was like far what are you talking about it's more – it's fifteen metre frontage what you want us to do? Like –

STOCKLEY: You can't do anything – yeah - you can't do anything, yeah –

OSMAN: Yeah. And you put a – you put a condition – you put a – a clause there to allow for sites that are less than twenty metres, do you know what I mean? So that's where I – I – I – I just couldn't understand why well why we were going back and forth.

35 STOCKLEY: Wou – and was Talal of the same view as you –

OSMAN: Yeah – wer - yeah.

STOCKLEY: - like getting frustrated?

40 OSMAN: Um –

STOCKLEY: Or you know having difficulty with the process –

OSMAN: Obviously it's annoying it's – it's annoying yeah.

STOCKLEY: Yeah. At – at some stage – or - sorry who were the council officers that you were dealing with mainly in these meetings?

5 OSMAN: (UNINTELLIGABLE) the names. I can't remember the – there was a Commissioner it was a female Commissioner, I can't remember her name.

STOCKLEY: Oh yeah I'm just talking about the - at Canterbury Council staff.

OSMAN: Okay.

10 STOCKLEY: Yeah.

OSMAN: That first guy that you mentioned.

STOCKLEY: Spiro Stavis?

OSMAN: Yes.

STOCKLEY: Yeah, Director of Planning.

15 OSMAN: I don't know if he was there all the time.

STOCKLEY: Okay.

OSMAN: No he wasn't – let me just remember. Yeah he was there. I think he was there. I remember he – yeah he was there and another guy with – that was with him Andrew.

20 STOCKLEY: Yep.

OSMAN: And, I'm just trying to remember if there was anyone, there was our architect and our – our solicitor. I don't know if I – there might have been somebody else I can't remember to be honest.

STOCKLEY: Okay, how many meetings did you go to at Council in relation to the –

25 OSMAN: I think one or two.

STOCKLEY: Yep.

OSMAN: Definitely one, possibly two.

STOCKLEY: Did you have conversations –

OSMAN: Maybe I – I don't know if there – there was maybe more, I – I can't remember more than one or two maximum.

30 STOCKLEY: Okay. Did you have conversations on the phone with the staff as well or how did you normally communicate with them?

OSMAN: With the staff no I didn't. I don't think I did.

STOCKLEY: Was –

35 OSMAN: I mean I – I can't – I honestly I'm just paranoid that I – I don't know if I'm – like I can't remember, but I don't want you to think I'm lying if I did –

STOCKLEY: Ah – if – I - look –

OSMAN: - once make a phone call two years ago, I can't remember forever office you know what I mean?

STOCKLEY: Can I just tell you this I just – I just at the beginning of the interview I tell people about being truthful to ICAC –

5 OSMAN: Yeah.

STOCKLEY: - because it's only fair for you to know -

OSMAN: Yeah.

STOCKLEY: - that if you deliberately attempt to mislead me –

OSMAN: Yeah, I'm not –

10 STOCKLEY: - you'll be in trouble.

OSMAN: I'm not deliberately doing it I just can't remember –

STOCKLEY: If you can't – yeah not that's all I'm –

OSMAN: - if – if I did.

STOCKLEY: All you need to do –

15 OSMAN: Like I might have rang up customer service what's going on with the DA, do you know what I mean? Like I can't -

STOCKLEY: All you need to do is just say look I'm not a hundred percent sure –

OSMAN: Yeah.

STOCKLEY: - but these are the people I think or this is how many times –

20 OSMAN: Yeah.

STOCKLEY: - yeah, I'm not – I'm not here to trick you or trap you okay.

OSMAN: That's okay –

STOCKLEY: So alright, so you went to one or two meetings, you may have had some phone calls but you don't think so –

25 OSMAN: Yeah.

STOCKLEY: - were you involved in email correspondence with them?

OSMAN: I remember seeing emails from the solicitor I can't remember if we are the ones that forwarded it –

STOCKLEY: Okay.

30 OSMAN: - or if we had any – I can't –

STOCKLEY: Well I have something emails here I can show you –

OSMAN: You can see yeah – yeah – yeah if – if –

STOCKLEY: - so if that – you – but you have certainly been copied into some emails –

OSMAN: Yeah.

STOCKLEY: - so that's okay. Now in regards to Michael Hawatt are you aware of any involvement he may have had in sort of intervening with the planning process –

OSMAN: No.

5 STOCKLEY: - or?

OSMAN: No I don't know anything about that to be honest.

STOCKLEY: Did you ever speak to him about your frustrations –

OSMAN: No.

STOCKLEY: - you were having with the development?

10 OSMAN: No I didn't, no.

STOCKLEY: Okay. Did Talal ever tell you anything about Michael Hawatt following up on these issues for you?

OSMAN: No.

STOCKLEY: No. Okay. Now from the documents that I've read from council it seems like the plan was for five town houses and council –

15 OSMAN: Yep.

STOCKLEY: - was of a view that four would have been a better development for that block –

OSMAN: Yes -

20 STOCKLEY: - do you recall that issue being raised with you?

OSMAN: - I do remember I – I – I'm just trying to remember who, it was one of them that said it in the meeting.

STOCKLEY: Mm.

OSMAN: And our argument was okay wha – what's the reason for only four, why are you trying to stipulate four if – if there's a LEP and a DCP that guides –

25 STOCKLEY: Yeah.

OSMAN: - if we're within that why should we have to drop it to four.

STOCKLEY: Yeah.

30 OSMAN: Like if we're doing the right thing.

STOCKLEY: Yeah.

OSMAN: Do you know what I mean?

STOCKLEY: Yeah were – were they two bedroom units your five town houses (INAUDIBLE) two –

35 OSMAN: Yes – yeah.

STOCKLEY: - and so were they saying four three-bedroom town houses?

OSMAN: I can't remember they – they were trying to tell us to make them a bit bigger I don't –

STOCKLEY: Yeah.

OSMAN: - know if they were three bedroom, but they were trying to encourage us to drop the number of townhouses and in – increase it. Whether increase the size of the bedrooms or increase the number of bedrooms –

STOCKLEY: Yeah.

OSMAN: - I'm not sure.

STOCKLEY: Okay. Do you – was what they were proposing a less profitable option for you guys?

OSMAN: Not necessarily to be honest because you (UNINTELLIGABLE) it would've cost you less to build –

STOCKLEY: Yeah.

OSMAN: - and you'll sell them for more.

STOCKLEY: Yeah –

OSMAN: So –

STOCKLEY: - okay so it could've been –

OSMAN: - like I – I think it'll probably cost you, I don't know how much, probably two or three hundred thousand dollars less to build the whole thing –

STOCKLEY: Right okay.

OSMAN: - and you'll sell each one for at least fifty or sixty thousand dollars more. So I – I don't think it's less profitable, but I don't know it's just a numbers game sometimes you think, sorry, when you have more you don't have to sell them for as high so it's easier if you have to sell them for a lower price it's easier do you know what I mean?

STOCKLEY: Okay, yep – yep.

OSMAN: Yeah like you're not really – even though I th – I believe if we had got – well in hindsight I said do the duplex –

STOCKLEY: Yeah.

OSMAN: - potentially just go with the four and not drag it on.

STOCKLEY: Yeah.

OSMAN: Build it and sell it we would have sold it in a very strong market and sold it for really good money.

STOCKLEY: Yeah – yeah.

OSMAN: So you would probably make –

STOCKLEY: (INAUDIBLE)

OSMAN: - maybe we should have taken their advice.

STOCKLEY: Okay, alright –

OSMAN: Yeah.

STOCKLEY: - I'm just trying to understand –

OSMAN: Yeah.

5 STOCKLEY: - what the issues were with the development anyway –

OSMAN: Yeah it was – it was the –

STOCKLEY: Yeah.

OSMAN: One of them was the – fir - the bulk the – the – the – they didn't like the – the bulk of it –

10 STOCKLEY: Okay.

OSMAN: - you know what I mean?

STOCKLEY: Yeah.

OSMAN: And I – there's another block in – in Belmore I remember mentioning in Etela Street.

15 STOCKLEY: Yeah.

OSMAN: And that was really bulky –

STOCKLEY: Yeah.

OSMAN: - and they got seven or eight on there.

STOCKLEY: Yeah right.

20 OSMAN: And I kept mentioning it to – and I think I even mentioned it in the meeting with them.

STOCKLEY: Yeah, Etela Street.

OSMAN: Yes, and I can't remember which councillor it was that said we don't – well – well that's – yeah I don't know if it was a councillor or it was the lawyer I can't – I honestly can't remember when I said it (INAUDIBLE)

25 –

STOCKLEY: When you say councillor do you mean council staff or?

OSMAN: No in – in that meeting, that section meeting –

STOCKLEY: The Section 34 –

30 OSMAN: - that Section 34, I can't remember if I said this in that meeting or I said it with – with Connor my – our solicitor.

STOCKLEY: Mm.

OSMAN: It might have been with Conner my – soli - I don't know.

STOCKLEY: Yeah.

35 OSMAN: I mentioned that – ad – address in Etela Street in Belmore I said look they got like seven and if you look at it it's literally just a big box –

STOCKLEY: Yeah.

OSMAN: - why they're complaining to us.

STOCKLEY: Yeah.

OSMAN: Ours is only five like -

STOCKLEY: Yeah.

5 OSMAN: - I – I didn't understand.

STOCKLEY: Okay. So you said that you didn't, as far as you're aware, know anything about Michael Hawatt intervening –

OSMAN: No – no.

STOCKLEY: - on your behalf or inquiring on your behalf –

10 OSMAN: Not at all.

STOCKLEY: - about the development?

OSMAN: No.

STOCKLEY: In your (INAUDIBLE) –

OSMAN: So did he – did he intervene on – on -

15 STOCKLEY: No these are allegations.

OSMAN: Okay.

STOCKLEY: We don't know what – we're trying to find out what's happened –

OSMAN: Okay – okay fair enough.

STOCKLEY: - so yeah we haven't made up our mind –

20 OSMAN: Yeah.

STOCKLEY: - either way.

OSMAN: Yeah.

STOCKLEY: That's why we come and speak to witnesses –

OSMAN: Yep.

25 STOCKLEY: And find out.

OSMAN: Okay.

STOCKLEY: Now Spiro Stavis who's the Director of Planning –

OSMAN: Yes.

30 STOCKLEY: - you said you recall him being at one of the meetings at least maybe not every meeting.

OSMAN: He was at one – I can't remember if – if I was at only one –

STOCKLEY: Yeah.

OSMAN: - or more than one.

STOCKLEY: Okay.

OSMAN: But I remember him in –

STOCKLEY: Yeah.

OSMAN: - at least one meeting.

5 STOCKLEY: In – in the meeting that you were at did he sort of give any undertaking to you guys that – that he would work with you until you got it approved?

OSMAN: No, what do you mean? What – what does that mean (INAUDIBLE)?

STOCKLEY: Well did he say to you that he would support the project, that he would make sure that you got an approval?

OSMAN: Not really.

10 STOCKLEY: Or anything along those lines?

OSMAN: If you mean was he very supportive of it? I wouldn't say he was very supportive of it if that's what you're trying to say.

STOCKLEY: Yeah well that's one –

OSMAN: No.

15 STOCKLEY: - way of asking it.

OSMAN: He has his own issues with it –

STOCKLEY: Yep.

OSMAN: I'm trying to remember what they were. I can't remember what his issues were with it, but council's issues in general were what we mentioned the bulk and the size of the frontage and stuff so I think that's – I can't remember if it was him or the other guy or both of them that – that – they – they both has their issues with the – with the block, there was something about canopy trees. I remember one of them mentioning there was not enough trees on the side and it was just a lot of little –

20 STOCKLEY: Things.

OSMAN: - fiddly little issues -

STOCKLEY: Yeah.

OSMAN: - but the main things I remember was the bulk the –

STOCKLEY: Yeah.

30 OSMAN: - the frontage.

STOCKLEY: So you felt like they were going through a process of –

OSMAN: I felt like they were being too picky to be honest –

STOCKLEY: Okay.

OSMAN: - I – I – and I thought like seriously like I don't understand this like they're just being really picky, just hear of – I thought just the council was just shocking because you hear of Bankstown Council just getting things approved so quickly you know. Maybe because they're different types of sites and stuff I don't – I don't know, but it – it was just – like it literally dragged on for years like it's not normal.

35

STOCKLEY: Alright. I'll show you a couple documents about it. Do you have any more general questions about the –

BROWNING: Yeah I just wanted to go back, with the companies that you – that were set up for you –

5 OSMAN: Yeah.

BROWNING: - is it correct to say that when – when you're doing developments or looking at buying sites you set up a separate company for each one? Is that –

OSMAN: Not – not really no –

10 BROWNING: - is that generally how it works?

OSMAN: - I – I brought my duplex under my personal name so. And the other stuff I've had for my business in the past –

BROWNING: Okay.

OSMAN: - yeah. Yeah the trust one is for my business.

15 BROWNING: Yep.

OSMAN: The other ones which –

BROWNING: (INAUDIBLE)

OSMAN: (INAUDIBLE) That Bella one is – is we bought something that was already approved and we bought that company, do you know what I mean?

20 BROWNING: Okay.

OSMAN: I remember we - the – the accountant buying it – we – we signed something about the share – we buy – bought the shares or something in – you have to check with the accountant to be honest, yeah –

25 BROWNING: Yeah no that's okay. How did you meet Talal?

OSMAN: It's been a few years I don't know – honestly let me just remember. I met him through his brother. I - I went overseas with his brother to the pilgrimage.

BROWNING: Right.

30 OSMAN: With his brother, I think that's how I met him. I can't remember to be honest the first time I met him I –

STOCKLEY: Ehm.

BROWNING: Okay so –

OSMAN: It's one of those things but –

35 BROWNING: - you didn't know him before that?

OSMAN: No – no I've – I've known him maybe five six years, four five years.

BROWNING: Okay.

OSMAN: Yeah maybe – when – when did I go, I went – yeah probably four – four years, five years.

BROWNING: Yep.

OSMAN: Five years I'd say.

5 BROWNING: Okay. That's it.

STOCKLEY: Okay. So these are just – try – so – we - because we've talking about gen – generally what your recollection of what happened is I'm just going to tie some stuff down to some dates –

OSMAN: Yeah.

10 STOCKLEY: - to you now. So this is an email here and you'll see from Talal El Badar to Spiro Stavis, yourself -

OSMAN: CC'd me in it.

STOCKLEY: And Michael at [REDACTED]

OSMAN: Who's that – who's that?

15 STOCKLEY: Well I was going to ask you who that is as well.

OSMAN: I don't know.

STOCKLEY: Thursday the 28<sup>th</sup> January 2016 at 12:15PM. So you're just then pointing at the email address of michael@[REDACTED] and you don't know who that –

20 OSMAN: I don't – I don't know who – no.

STOCKLEY: - email address relates to?

OSMAN: I'm assuming you are gonna say Michael?

STOCKLEY: Well –

OSMAN: There's no other Michael yeah.

25 STOCKLEY: - yeah it is Michael Hawatt's –

OSMAN: Okay.

STOCKLEY: - email address.

OSMAN: Fair enough.

30 STOCKLEY: So do you know why he would have been included in on this email correspondence?

OSMAN: No.

STOCKLEY: With Talal?

OSMAN: No I don't know.

STOCKLEY: Okay. The email correspondence relates to –

35 OSMAN: Yeah.

STOCKLEY: - obviously –

OSMAN: I don't know is – isn't he part of the council isn't he involved in –

STOCKLEY: He –

OSMAN: I don't know, I – I honestly I – I don't – I know he's part of Canterbury Council –

5 STOCKLEY: He's a –

OSMAN: - I don't know what's his - (INAUDIBLE) his job is.

STOCKLEY: He's an elected – he's an elected councillor so –

OSMAN: Yeah.

STOCKLEY: - at – the way that council works in relation to –

10 OSMAN: Yeah.

STOCKLEY: - developments is obviously the planning staff are the experts in – in assessing –

OSMAN: Yes.

STOCKLEY: - the development applications, but some development applications that are over a certain value or that might not comply with DCP or LEP –

15 OSMAN: Yeah.

STOCKLEY: - then go to Council to be voted upon by councillors and - which are the elected officials. So Spiro Stavis and Andrew are the people you are dealing with would have been assessing the plans –

20 OSMAN: Yeah.

STOCKLEY: - to make sure that it complies and – and they're happy with it.

OSMAN: So doesn't he do the same thing –

STOCKLEY: No -

OSMAN: - but he's not allowed to be there because of Talal?

25 STOCKLEY: - he doesn't – he doesn't. Yeah he doesn't assess it, he will vote on it to – as to whether it's approved or not -

OSMAN: Okay.

STOCKLEY: - at council.

OSMAN: Okay.

30 STOCKLEY: And there's not – I'm not saying that he's not allowed to be there, I'm just asking why –

OSMAN: Yeah I – I –

STOCKLEY: - in particular was he there?

OSMAN: Yeah. I have no idea to be honest with you.

35 STOCKLEY: So you don't – that's okay.

OSMAN: No idea.

STOCKLEY: Yeah I know you're not the author of the email, but because you received it –

OSMAN: Yeah – yeah, but I – I – I seriously don't have any idea why.

5 STOCKLEY: Yeah. Okay so we've got another one this is Spiro Stavis the Director of Planning it's dated 29<sup>th</sup> of January, 2016 at 12:30 at it's to Talal, Khaled@hamec –

OSMAN: It's the architect.

STOCKLEY: Yourself.

OSMAN: Yeah.

10 STOCKLEY: Eva Rahme –

OSMAN: Is eh Canterbury –

STOCKLEY: Did you meet her?

OSMAN: (UNINTELLIGABLE) I don't think so maybe, I don't know I can't remember –

15 STOCKLEY: She's the PA to Spiro Stavis so she –

OSMAN: - maybe, I – I d – it doesn't ring a bell but maybe I don't know.

STOCKLEY: Yeah and michael@ [REDACTED]

OSMAN: Okay.

STOCKLEY: Andrew Hargraves?

20 OSMAN: That's the guy that was in the room, yeah.

STOCKLEY: That's who you – and – and George Gouvastos. He's another –

OSMAN: Doesn't mean anything.

STOCKLEY: - planning manager at –

OSMAN: Okay.

25 STOCKLEY: -Canterbury. Okay –

OSMAN: So is he one of the – like he – does he get – so is he one of these guys or with this guys?

STOCKLEY: Yeah – yeah, he's no – no he's one of the staff –

OSMAN: Okay.

30 STOCKLEY: - the planning staff.

OSMAN: Yeah.

STOCKLEY: So – so this is an email to yourself and Talal and Khaled –

OSMAN: Okay can I see it –

STOCKLEY: Yeah, sure.

- OSMAN: - *'I have now reviewed the amended plans I must admit I am most (UNINTELLIGABLE) with what has been submitted'*. Who's this from? Spiro.
- STOCKLEY: This is from Spiro.
- 5 OSMAN: *'At best the changes are tokenistic. You have made no real effort to address'* - I'm just trying to remember when was this, like at which point (UNINTELLIGABLE) like –
- STOCKLEY: Well I think this might – this statement here *'I can understand why the staff have referred the matter straight to hearing'*.
- 10 OSMAN: Straight to hearing. *'The issues I raised at pre – without prejudice meeting (UNINTELLIGABLE) developments must be amended'*. Okay so this – wa – was after that prejudice – prejudice –
- STOCKLEY: Without prejudice meeting –
- OSMAN: *'Without prejudice meeting, developments must comply with our height and landscaping controls'*, there was no issues with the height like I don't – *'setbacks(UNINTELLIGABLE) should be amended to be more compliant (UNINTELLIGABLE)'*, yeah so that's what I was saying all along that you can't be – *'(UNINTELLIGABLE) should be increased to allow (UNINTELLIGABLE) landscaping'*, yep. *'Cannot comply'* - we were always compliant with – that's what I mean when they wrote stuff like that it just didn't make sense, we were always compliant with the FSR there I didn't get it. *(UNINTELLIGABLE) suggested too.* Okay so –
- 15
- 20
- STOCKLEY: So this email seems to indicate that – that because you mentioned there was a conciliation process where you were meeting to try and amend the plans –
- 25
- OSMAN: We kept going back and forth and stuff yeah.
- STOCKLEY: Yeah it seems like at this point in the process they were going to back to the court –
- 30
- OSMAN: This was –
- STOCKLEY: - then they – they were not happy with your changes and they were going to take the matter back to court.
- OSMAN: Um, I'm just trying to remember, they weren't happy with – they definitely weren't happy with it, but like I said a lot of this stuff d – didn't make sense. Like they're talking about FSR, we were under FSR significantly.
- 35
- STOCKLEY: Yeah.
- OSMAN: They're talking about height and we weren't over in the height –
- STOCKLEY: Yeah.
- 40
- OSMAN: - and they were talking about that solar things, which I remember the architect said he – I remember him printing like twenty pages of all this solar photos showing –
- STOCKLEY: Yeah.

OSMAN: - that there is enough solar access do you know what I mean so?

STOCKLEY: Yeah – yeah.

OSMAN: I remember reading this and sp – going to speak to the architect and saying well look, and we both said this is a load of garbage –

5 STOCKLEY: Yeah.

OSMAN: - like it doesn't make sense. And all they kept picking on is we don't want you to have five it needs to be four. And we kept saying – like in our head we were thinking why – why should you govern how many we can have if -

10 STOCKLEY: Yeah.

OSMAN: - it doesn't – there's nothing specified in the DCP that says you can only have four on that site.

STOCKLEY: Yeah.

OSMAN: Do you know what I mean?

15 STOCKLEY: Yeah.

OSMAN: As long as we are compliant with what the DCP says –

STOCKLEY: The controls are, yeah.

OSMAN: - yeah, like I - we didn't understand that. And the side set-backs weren't gonna be any less by having four. Like their issues weren't gonna change if there's four or five.

20 STOCKLEY: Yeah.

OSMAN: You know what I mean?

STOCKLEY: Yep. So – but do you recall a point in the process – I'll show you another one in a second – where they sort of said look we've had enough with this conciliation you're not making the changes we want, we're taking this back to court.

25 STOCKLEY: No we – we –

OSMAN: Do you remember it getting to that point?

OSMAN: We – we were probably more – more pushing towards that to be honest.

30 STOCKLEY: Right.

OSMAN: Yeah the –

STOCKLEY: To take it back to court?

OSMAN: Yeah well the – I remember the – the solicitor – like we – we were getting really frustrated where we said you know what stuff these guys it's like they're obviously being silly –

35 STOCKLEY: Right.

OSMAN: - because they're writing things that don't make sense.

STOCKLEY: Sorry I just want to show you – take you back to that email for a moment, we looked at what was on the front, but actually behind it there’s – he’s attached, he mentions that I have attached a sketch plan which provides some suggestion of how you can satisfy the issue –

5 OSMAN: Okay yeah – yeah I remember this yep – yep.

STOCKLEY: So do you remember him sending –

OSMAN: I do remember this –

STOCKLEY: - those details?

OSMAN: Okay he said (UNINTELLIGABLE) yeah so – so see on this he’s not saying to get rid of a unit he’s just saying pull that back and this is – and pull that back.

10 STOCKLEY: Yeah.

OSMAN: Okay and that’s exactly what we ended up doin.

STOCKLEY: Okay.

OSMAN: So that’s – that’s what we – we didn’t do it to that extent –

15 STOCKLEY: Yeah.

OSMAN: - so – because then it would have just been one linear building.

STOCKLEY: Yeah.

OSMAN: So I remember the architect saying ok let’s pull it back, but let’s still give it –

20 STOCKLEY: Yeah.

OSMAN: - bit of that – so it doesn’t look like one long block.

STOCKLEY: Yeah.

OSMAN: But that exactly what happened. So he’s not saying to delete a unit, so that’s why he saying there we – I think we should have four and then he – on here he said delete that section, that section.

25 STOCKLEY: Yeah.

OSMAN: And what else did he say (UNINTELLIGABLE)-

BROWNING: Who said that?

30 OSMAN: Whoever –

BROWNING: (INAUDIBLE)

OSMAN: Whoever – whoever sent this – one – one of these councillor guys. Who – who sent this?

STOCKLEY: Spiro.

35 OSMAN: Yeah so he – he – I don’t know if he’s the one that drew this or –

BROWNING: Right.

OSMAN: - somebody else did, but that's – this is I re - I still remember this is why we went back to the architect and we – we did this is – this is pretty much what – what got approved yeah. It's on this – the – the – the thing down there and it's a little bit more out there, and a little bit more out there.

5 STOCKLEY: Okay so remember him giving you that –

OSMAN: Yeah I – I still remember seeing that –

STOCKLEY: Oh that's yep.

OSMAN: - and I remember having a discussion with –

STOCKLEY: Your architect –

10 OSMAN: - the architect.

STOCKLEY: - which was Khaled from Hamec –

OSMAN: Yeah Hamec.

STOCKLEY: Hamec is it?

OSMAN: Yeah.

15 STOCKLEY: Okay. And then there's a further email later that same day actually on the 29<sup>th</sup> January 2016. I'm just saying this for the record –

OSMAN: Yeah.

STOCKLEY: - 1619 as from Spiro Stavis to Talal El Badar and copied into yourself and also –

20 OSMAN: Okay.

STOCKLEY: - Michael at [REDACTED]

OSMAN: So this is – that he sent us and then again on the same day he sent us another one.

STOCKLEY: Yep.

25 OSMAN: Okay.

STOCKLEY: So well it looks like - actually Talal has replied to the previous email I just showed you –

OSMAN: Oh okay – okay.

STOCKLEY: - so this is Talal's reply.

30 OSMAN: (UNINTELLIGABLE) yes I remember (UNINTELLIGABLE) yes (UNINTELLIGABLE) yes (UNINTELLIGABLE) 'at the meeting we never discussed making modification', this exactly why we got a – annoyed. I remember this WP meeting I – it's something about whatever we discuss is not – like –

35 STOCKLEY: It's not binding.

OSMAN: Yeah. And I remember having – like I was – atte – attend – well what's the point of these meetings then. Like – all - their basically saying we'll discuss stuff and we'll tell you what to do like we'll have a discussion about what we will allow and what we won't but it's not binding so

basically this – I – I found it ridiculous because exactly this – in that meeting they didn't talk anything about doing anything to these units. This is what they – they spoke about. (UNINTELLIGABLE) that's right yeah I remem – I remember – yeah I remember this. Yeah.

- 5 STOCKLEY: Mm okay and so -
- OSMAN: Is there anything wrong with that?
- STOCKLEY: No – no –
- OSMAN: I don't know I'm trying to understand what – what's the issue with this. Is this an issue with what we're doing? Like are you not allowed to –
- 10 STOCKLEY: Just – just no – no – just what I want you to understand –
- OSMAN: Yeah.
- STOCKLEY: - is all we're doing is trying to understand what happened.
- OSMAN: Okay.
- STOCKLEY: We're not saying that there's anything –
- 15 OSMAN: I don't – I don't know if we're – we were –
- STOCKLEY: No.
- OSMAN: - I don't know if we're not allowed to reply to him.
- STOCKLEY: We're not investigating what you did –
- OSMAN: Okay.
- 20 STOCKLEY: - we're investigating what the council –
- OSMAN: I know you got (INAUDIBLE) –
- STOCKLEY: - and the councillor did and the – the –
- OSMAN: Yeah.
- STOCKLEY: - staff member okay. All I'm asking you is to explain to me your  
25 recollection of what happened not -
- OSMAN: Yeah so – so now it's – it – what – what basically happened is we kept going back and forth, back and forth and it was about petty little issues and there was issues of frontage and all that sort of stuff. And there was issues about going from five to four, but then I remember him actually  
30 saying chop back the – the units, but in part of the – the correspondence before is you need to give articulation and all that stuff and I remember saying well how you're gonna get articulation if he wants one long building.
- STOCKLEY: Yeah.
- 35 OSMAN: Okay we'll chop it up, but we'll give it still some sort of articulation.
- STOCKLEY: Yeah.
- OSMAN: And that's where that – yeah that's what we end up –
- STOCKLEY: So is that the advice – advice you were getting was a bit confusing –

OSMAN: Not confusing –

STOCKLEY: - from them?

OSMAN: - but I think –

STOCKLEY: Or contradictory?

5 OSMAN: Not contradictory no – no I – I - it's like they didn't know what was – ah – ah – oh I don't want to use those words like it's annoying because like you see things getting – sorry – eh - yeah I just remembered another – I remember bringing to this lawyers attention another one in punchbowl, and it was literally another big long block and it was like – like how do –

10 how does that get approved, how does Belmore one get approved and the one in – what Colins Street gets (UNINTELLIGABLE) we – we – from as far as I could tell there's no issues.

STOCKLEY: Yeah.

OSMAN: Do you know what I mean?

15 STOCKLEY: Yeah.

OSMAN: Like yeah. And then they were picking –

STOCKLEY: (INAUDIBLE)

OSMAN: - silly stuff and they were saying oh the frontage is not enough because – like that told me that somebody's just being ridiculous. They're talking

20 about the frontage, but it's an isolated site like I –

STOCKLEY: Okay. So he writes back Spiro Stavis *'I disagree with your recollection of the meeting, the issues discussed clearly outlined in my previous email hence please advise if you are intending to prepare amended plans otherwise we will instruct out solicitor to go to hearing'*.

25 OSMAN: Ehm.

STOCKLEY: So do you remember it getting to this point where it was going to go to hearing (UNINTELLIGABLE) –

OSMAN: I – I – I – I can't say I remember it perfectly but yeah that – that rings a bell. I remember this, I remember that – I definitely remember that, and

30 then - so let me just understand something –

STOCKLEY: Yeah.

OSMAN: - (UNINTELLIGABLE) he sent this? And then we – we wrote -

STOCKLEY: Yep.

OSMAN: - that yeah?

35 STOCKLEY: Okay so –

OSMAN: (UNINTELLIGABLE)

STOCKLEY: So it's on the same day at 12:30, and then at 4:19 –

OSMAN: Yeah.

STOCKLEY: - Talal writes to Spiro saying –

OSMAN: Okay.

STOCKLEY: - his recollection of the meeting –

OSMAN: That which – which is –

STOCKLEY: Yeah.

5 OSMAN: - what my –

STOCKLEY: Yeah.

OSMAN: - that's exactly what it is. It's not our recollection of this, that's what happened.

STOCKLEY: Yeah.

10 OSMAN: I can tell you now.

STOCKLEY: Okay.

OSMAN: Okay and then – yeah what –

STOCKLEY: Then he's written back saying well –

OSMAN: - yeah so obvious – obviously yeah from – from that we were like okay  
15 so obviously we didn't want to chop that off.

STOCKLEY: No.

OSMAN: Because we didn't have to according –

STOCKLEY: Yeah.

OSMAN: - to the FSR –

20 STOCKLEY: Yep.

OSMAN: - that was still under in the FSR.

STOCKLEY: Yeah.

OSMAN: So no person wants to just get rid of, I don't know how much square metres it is, unnecessarily like if it's not – you know what I mean?

25 STOCKLEY: Yeah.

OSMAN: Like from our point of view we were – we were like okay you haven't mentioned this in the meeting and now you're telling us to chop that off its gonna make the building look ugly, our FSR is not over and that's not going to have any impact. I remember there was a unit here – a unit  
30 building here, that went really far.

STOCKLEY: Yeah.

OSMAN: And we didn't understand what moving that back is gonna have an impact on – on that building.

STOCKLEY: Yeah.

35 OSMAN: You know what I mean? There's no windows or anything, so we're like why does he want us to just get rid of that and the FSR's not over. Like what's – what's his justification. That's where we were like –

STOCKLEY: Okay –

OSMAN: You know what I mean –

STOCKLEY: Yeah I understand –

OSMAN: - like he – he – he got annoyed.

5 STOCKLEY: Yeah.

OSMAN: Like we didn't comprehend what the point of chopping that off is.

STOCKLEY: Yeah.

OSMAN: It's gonna make it look really ugly and long and it's not gonna have an  
10 impact on this building, 'cause the building – it's not like doing that is  
gonna cause over shadowing or anything this building is like built even  
further. It's built to there. And there's no windows along this whole  
edge.

STOCKLEY: Okay.

15 BROWNING: So just for the record where you're talking about chopping off it's the  
diagram that's on the second email that was –

OSMAN: It's that section there –

BROWNING: - shown at – and at –

OSMAN: - around there

20 STOCKLEY: Yeah so it's the – it's the diagram that was attached to a document two  
which is email Friday 29<sup>th</sup> of January, 2016 at 12:30.

BROWNING: And there's two higher points on the edges of – of the building.

OSMAN: Higher points.

BROWNING: Yeah so – did –

OSMAN: Not higher they – they stick out –

25 STOCKLEY: No they protrude.

OSMAN: They (INAUDIBLE) out.

BROWNING: Sorry. They protrude out so –

OSMAN: They give it like a bit of a –

BROWNING: That's what you're talking about –

30 OSMAN: Yeah.

BROWNING: - (INAUDIBLE).

OSMAN: They give it a nicer look you know what I mean?

BROWNING: Yep – yep.

35 OSMAN: And that he wanted us to just do a big long line. But in the  
correspondence previous they were like you need – like they talk about  
articulation and making sure it fits with you know what I mean –

BROWNING: Yep.

OSMAN: - and it's –

STOCKLEY: Were these – these rooms here studies?

OSMAN: No that's (INAUDIBLE) –

STOCKLEY: No or what was – what was room that they were wanting you cut off?

5 OSMAN: It's nothing it's – it's just part of the loun – the lounge room.

STOCKLEY: Oh right okay.

OSMAN: It was just silly like –

STOCKLEY: Yep.

OSMAN: Like (INAUDIBLE) –

10 STOCKLEY: Oh yeah I can see now sorry. I got –

OSMAN: Yeah it was just – it was pointless.

STOCKLEY: My sight must be failing me.

BROWNING: Yeah I thought it was on top so it's just an extra part of the lounge room?

OSMAN: Yeah it was like probably a metre.

15 BROWNING: Like – like a bay window that went out sort of thing.

OSMAN: Yeah like it's - and it was probably about a metre – a metre and a half.

BROWNING: Yep.

OSMAN: Yeah. Like I –

BROWNING: And is that – and is that the driveway that goes down the r –

20 OSMAN: Yeah so – so –

BROWNING: - that side where they are as well –

OSMAN: Yeah so you go down the drive way –

BROWNING: Okay.

OSMAN: - and then these are all courtyards.

25 BROWNING: Okay.

OSMAN: And I remember our – our justification as well was this building here has a driveway so there's like four metres here, and another four metres here so it's like eight metres away. So were saying what – what is that gonna do like -

30 STOCKLEY: Mm.

BROWNING: Yep.

OSMAN: Do you know what I mean? That's where I – I – like I can't understand.

STOCKLEY: Just for the purpose of the record what I might just do is put a 'A' on top of this document so that if anyone's like listening to the interview and

35 they want to know what it is –

OSMAN: Yeah fair enough.

STOCKLEY: - that we've been pointing at and talking too, they can see that it's document A. So essentially – (INAUDIBLE) there were – there were a number of issues council wanted you guys to address you didn't agree with the reasoning behind some of those issues –

5

OSMAN: Nah - no

STOCKLEY: - so it went back and forth trying to amend the plans to appoint where they would accept the plans –

OSMAN: That's right.

10 STOCKLEY: - and – and recommend that it be at the –

OSMAN: Approved.

STOCKLEY: Yeah. So do you remember – so – did - in the end did it end up having to go back to court for – or was it –

OSMAN: I can't remember how –

15 STOCKLEY: - did the plans get to the point where council was sat –

OSMAN: We got approved. I can't – I – I don't know whether that Section 35 thing –

STOCKLEY: Section 34 –

OSMAN: - is called – the Section 34 is classified as court or not.

20 STOCKLEY: No that's a conciliation.

OSMAN: Okay so we didn't I – when you say court –

STOCKLEY: So did it go to a hearing at court or did you get the plans to a point where council accepted them and would recommend them.

OSMAN: Oh okay. I don't know about the terminology because I'm not –

25 STOCKLEY: Yeah that's okay.

OSMAN: - not familiar because I – I do remember something –

STOCKLEY: Well I'm only learning it too.

OSMAN: Yeah so I - I remember it – like when we did get approval I remember that the solicitor telling me the stamp plan is not going to be from council it's gonna be from the environment court –

30 STOCKLEY: Land and Environment Court.

OSMAN: So I don't know does that mean they approved it or?

STOCKLEY: So what it is th – th – th – if they get to – if the council gets to a stage where they'll accept the plan that's the outcome of the conciliation process so –

35

OSMAN: Yep.

STOCKLEY: - the – it's actually the court that approves it.

OSMAN: Okay so that – I think that's what's happened the –

STOCKLEY: Okay.

OSMAN: - the – it got approved, but we got the stamped plans from the court.

STOCKLEY: Okay.

OSMAN: Yeah so I don't know what –

5 STOCKLEY: So that was the outcome of the conciliation.

OSMAN: - whether that's the court that's done it or the council –

STOCKLEY: Yeah well you didn't go to a hearing where you were both disagreeing and refusing to move your position. It was a matter of conciliating –

OSMAN: Yeah.

10 STOCKLEY: - and getting the plans –

OSMAN: Yeah.

STOCKLEY: - to a point where they were acceptable?

OSMAN: No – no – that's exactly –

STOCKLEY: Okay.

15 OSMAN: - yeah – yeah we kept changing them –

STOCKLEY: Yep.

OSMAN: - eventually we –

STOCKLEY: Yeah.

OSMAN: - like I said that section that they wanted chopped off, we didn't chop off  
20 the whole section but we -

STOCKLEY: You made some amendments?

OSMAN: Yeah – yeah.

STOCKLEY: So in that process do you have any knowledge of Michael Hawatt that being involved -

25 OSMAN: I didn't think that he was involved in that at all to be honest.

STOCKLEY: Okay.

OSMAN: I know that that Spiro guy was, but –

STOCKLEY: Yeah.

OSMAN: - I didn't think Michael was involved in it at all.

30 STOCKLEY: Okay. No that's alright. So I just wanted to ask you quickly about this development – well it wasn't a development in the end it was just a property at 116 Croydon Street Lakemba.

OSMAN: Yeah.

SSTOCKLEY: So you mentioned before that – that Croydon 2195 –

35 OSMAN: Yeah we -

STOCKLEY: - Proprietary Limited –

OSMAN: - we opened that up to buy that –

STOCKLEY: To buy that property.

OSMAN: - yeah.

5 STOCKLEY: And was that property purchased with an intent to develop the property.

OSMAN: It was – it was and the neighbour was just being ridiculous with the price so we just ended up just –

STOCKLEY: So you wanted to acquire the property next door?

OSMAN: Yeah and we – we wasted six months trying to haggle with him and –

10 STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: And so you didn't get any –

OSMAN: Yeah, no –

STOCKLEY: - any – it's –

15 OSMAN: - so we just yeah got rid of it.

STOCKLEY: You decided to sell it?

OSMAN: Yeah.

STOCKLEY: So you – d - had you submitted any planning proposals or development applications -

20 OSMAN: No – no.

STOCKLEY: - to council or anything?

OSMAN: No we c – we couldn't – we needed that one next door.

STOCKLEY: Okay.

OSMAN: That site is a bit different, it's not an isolated site.

25 STOCKLEY: Yeah.

OSMAN: You have to buy the one next door.

STOCKLEY: Next door.

OSMAN: And the guy – like we – I think we bought it for like nine hundred and fifty –

30 STOCKLEY: Yeah.

OSMAN: - and the next door wanted one point five million, so he was being stupid.

STOCKLEY: Oh okay.

OSMAN: Yeah so.

STOCKLEY: Alright so that didn't go anywhere –

35 OSMAN: No – no.

STOCKLEY: - with council. Alright so the other thing that I'll mention that I wanted to speak to you about is this property at 31 Santley Crescent Kingswood. What can you tell me about that property?

5 OSMAN: It was another bit of a mistake, but we were gonna buy it because we thought it was a really good – like property.

STOCKLEY: Okay, how did you hear about it?

OSMAN: Talal.

STOCKLEY: Okay what did he tell you about it?

10 OSMAN: He said it's a – it's a good – good site to buy it's got a lot of potential and we can put units on it and stuff so –

STOCKLEY: Ehm, did he tell you who the vendor was?

OSMAN: It was Michael.

STOCKLEY: Okay.

OSMAN: Yeah.

15 STOCKLEY: Yeah. And – and so you heard of the opportunity through Talal to purchase –

OSMAN: Yeah.

STOCKLEY: - the site and you thought it was a good (INAUDIBLE) –

OSMAN: It was a good opportunity yeah.

20 STOCKLEY: Okay.

OSMAN: But then we – yeah.

STOCKLEY: Yeah.

OSMAN: We sussed it out and it just wasn't worth.

STOCKLEY: How much were you gonna buy the site for?

25 OSMAN: I – I can't remember to be honest, I swear I can't remember –

STOCKLEY: Okay.

OSMAN: - I think – yeah I can't remember.

STOCKLEY: Alright and – and was it your –

OSMAN: It was – it was – like it was a good – from my understanding it was a good buy based on –

30 STOCKLEY: Yeah.

OSMAN: - based on what you could do on it.

STOCKLEY: Okay.

OSMAN: Even the architect made a mistake to be honest – like the architect and we – we – we ended up having a go at him like, yeah –

35 STOCKLEY: So you – you heard of the opportunity from Talal did you then go and get some advice from an architect about what you could put on the site?

OSMAN: I did – I – I – the initial – well I – I did go to the architect with Talal once or twice.

STOCKLEY: Which architect was it?

OSMAN: He's in Parramatta, I can't remember his name, in Parramatta you might have like emails or something on him, yeah –

5 STOCKLEY: Yeah I – I'll show you some in a minute.

OSMAN: Yeah, so we spoke to him I'm just trying to remember that – I can't rem – I think we had already bought it or like we had already like agreed to buy it do you know what I mean? And then he did his

10 (UNINTELLIGABLE) things and he said oh no you need more from, dude you need to buy the next door one and then architect went to the council there, he had a I – I – I – like he had a few – like plans – like – like drawn up. He went to council –

STOCKLEY: Yep.

15 OSMAN: - did like a meeting with them. He didn't lodge anything, but he was like having – like a discussion with them to see whether they'd – like they h – like whether you can get something approved without having to buy next door. But in the end we – we realised you're not going to be able to buy this without – we're not going to be able to do anything without buying

20 next door so we just decided not to – to go ahead.

STOCKLEY: Okay. Do you know whether Alae paid any money towards –

OSMAN: Who?

STOCKLEY: Is it Alae, or Alae how do you pro – you're –

OSMAN: Alae. Alae –

25 STOCKLEY: Oh Alae sorry –

OSMAN: Alae – Alae - no.

STOCKLEY: So, yeah did he pay any money towards purchasing deposit or option fee or anything?

OSMAN: It was an option we might have paid a deposit. Not him I – I – we would - I can't remember who paid it to be honest.

30 STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: Do you know how much –

OSMAN: May – may – maybe – let me just remember – let me just remember. It might have come out of my account.

35 STOCKLEY: Okay.

OSMAN: I can't remember exactly, but it might have come out of my account. Potentially I'm not sure.

STOCKLEY: Alright.

40 OSMAN: Yeah. You can probably check my account I don't know, yeah -

STOCKLEY: Yeah I'll – I'm gonna go through some documents with you in a minute. So you're not sure you think some money may of – of been given as – would it have been in the – in the form of a deposit or?

5 OSMAN: Yeah I'm just trying to remember whether – it might have been fifty grand I'm not sure.

STOCKLEY: Okay.

OSMAN: (INAUDIBLE) it might have been. It was transferred like it was in –

STOCKLEY: Yeah.

OSMAN: - yeah.

10 STOCKLEY: And then so in normal property transactions if you pay a deposit on a – on a – a purchase of property and then you decide not to go through with it –

OSMAN: Yeah.

STOCKLEY: - you lose the deposit normally don't you?

15 OSMAN: Yeah, but it's his father in law like he – he'd probably just spoke to him told him look –

STOCKLEY: Oh okay.

OSMAN: - yeah (INAUDIBLE) like I've – I've done, like, yeah –

STOCKLEY: No your right –

20 OSMAN: - I don't know.

STOCKLEY: So it was a less formal arrangement than that?

OSMAN: Yeah it w – yeah that's what I th – I would have thought –

STOCKLEY: Okay.

OSMAN: - do you know what I mean?

25 STOCKLEY: Okay yeah. And so do you know – do you know how far along you got in the p – like how long it took for all this to be nuted out and realised that you couldn't go ahead with the development?

OSMAN: Far out it was probably a couple of month.

STOCKLEY: Yep.

30 OSMAN: Yeah, I can't remember –

STOCKLEY: Okay. Yeah.

OSMAN: - specific timeframe but it was – like if you said you know the arch – the architect (UNINTELLIGABLE) it's what – whenever he told us look. He had – he – I remember him doing like a sketch we went and saw him and then like he told us like you can't get what you want to get and then he went and saw council, came b - like it was – it would have been probably

35 at least two months I'd say – at least I don't know, maybe more.

STOCKLEY: Okay. One you decided that you didn't want to go through with the purchase did you have any conversations with the vendor about getting your money back?

OSMAN: I didn't have any conversations with him at all.

5 STOCKLEY: (UNINTELLIGABLE)

OSMAN: Talal might have yeah.

STOCKLEY: Yeah okay. Did Talal tell you anything about whether he was –

OSMAN: Did we get the money back I can't even remember if we got the money back.

10 STOCKLEY: - whether he was giving the money back or not?

OSMAN: Let me just remember if we got the money back. I swear I can't remember if we got the money back. Yeah we did, yeah.

STOCKLEY: Okay. I'll show you some – well in terms of the po – property do you know whether anyone else has purchased it since – since you –

15 OSMAN: Which one the Kingswood?

STOCKLEY: - the – yeah.

OSMAN: I have no idea.

STOCKLEY: Di – did you – do you have any – have you ever dealt with some architects called CD –

20 OSMAN: Yeah.

STOCKLEY: - Architects?

OSMAN: Oh yeah.

STOCKLEY: Yeah.

OSMAN: Strathfield.

25 STOCKLEY: Yeah.

OSMAN: That's the Strathfield we bought the – the job from the – their brother.

STOCKLEY: So is it Marwan or is it –

OSMAN: Yes,

STOCKLEY: - or is it Ziad?

30 OSMAN: (UNINTELLIGABLE) we brought the job from Marwan but I've –

STOCKLEY: Ah –

OSMAN: - I've spoken to Ziad once, but then we – we spoke to his like staff.

STOCKLEY: Okay.

OSMAN: For the Strathfield job –

35 STOCKLEY: Alright.

OSMAN: - Jacob.

STOCKLEY: So did they have any involvement in this –

OSMAN: No.

STOCKLEY: - property at all?

OSMAN: In the Kingswood?

5 STOCKLEY: Yeah.

OSMAN: No.

STOCKLEY: Did you have any conversations with them about Kingswood?

OSMAN: No we – we spoke to a guy in Parramatta.

STOCKLEY: Okay.

10 OSMAN: Yeah.

STOCKLEY: Alright I'll show you a document, it's an emailed titled 'Fee proposal Santley Crescent Kingswood'. It's from Talal El Badar to michael@[REDACTED] on the 8<sup>th</sup> of October, 2015. It's an email attaches some –

15 OSMAN: Yeah that guy.

STOCKLEY: So –

OSMAN: That's - that's the architect that we used.

STOCKLEY: Okay so for the record you're t – you're pointing to the letterhead that says Gus Fares Architects –

20 OSMAN: Yeah.

STOCKLEY: - and this is the architect you referred to earlier is –

OSMAN: Yeah so – so we – we had – w – r – r – r – we – we told him off like we said like why – like you know we were under the impression based on his – some of his advice that we would be able to get things done without

25 having to buy next door.

STOCKLEY: Okay so if we have a look at what he sent you, he sent you an architectural design fee proposal for a development of up to twenty-four units and a hundred –

OSMAN: Yeah.

30 STOCKLEY: - square me – a hundred square metre commercial with basement parking and that's at that site at –

OSMAN: Yep.

STOCKLEY: - 31 Santley Crescent so – and then there's some documentation of the fee proposal there.

35 OSMAN: Ehm, yeah – yeah.

STOCKLEY: And so that was his advice to you that that's something that you would have been able to put on the property stan – standalone –

OSMAN: I – I can't remember whether this was before we had paid that deposit or after. I think this might have been after we paid the deposit.

STOCKLEY: Okay –

OSMAN: I can't remember.

5 STOCKLEY: Well let's work that out, we'll work that out in a moment. So that's the 8<sup>th</sup> of October.

OSMAN: Ehm.

STOCKLEY: Alright.

10 OSMAN: It might have been initial – initially Talal might have spoken to him over the phone or gone and see him that yes we can get that on there.

STOCKLEY: Yeah.

OSMAN: So went ahead with it and then we went and formally sat with him and he gave us like a fee structure and everything.

15 STOCKLEY: Okay. So we've got an email here which is Wednesday the 11<sup>th</sup> of November, 2015 and it's from – it's from Sterling Legal.

OSMAN: Yes, yeah.

STOCKLEY: To Tom Zreika.

OSMAN: Yeah.

20 STOCKLEY: But it's been forwarded by Talal El Badar to Sterling Legal, but there's a handwritten note on here that says Stanley which I think might mean Santley, *'conference with Michael Hawatt 14 11 price half a million deposit, fifty thousand'*.

OSMAN: Yes.

STOCKLEY: *'And purchaser Al –*

25 OSMAN: Alae Osman yep.

STOCKLEY: *'Osman'* and that's your brother.

OSMAN: Ehm.

STOCKLEY: Okay, so that's your recollection that the purchase price was going to be half a million –

30 OSMAN: Half a million which was decent like it w – wasn't – it was market – like it was what most were selling around at that stage.

STOCKLEY: Okay.

OSMAN: But if we could get on th – that many units on there it was wor – like it was a good buy.

35 STOCKLEY: Yep.

OSMAN: Do you know what I mean?

STOCKLEY: Yep, twenty-four units.

OSMAN: Yeah.

STOCKLEY: Okay so I'm gonna show you another document now. And that's the put and call option. It's got a line through it.

OSMAN: I've never seen this before to be honest.

STOCKLEY: Okay were you h – were you assisting Alae –

5 OSMAN: Alae –

STOCKLEY: - with –

OSMAN: Yeah I – I do everything for him.

STOCKLEY: Okay so you've never seen this document?

OSMAN: Ah – n –

10 STOCKLEY: It's a put and call option to purchase – just have a look through it –

OSMAN: I don't think I have to be honest, (INAUDIBLE) it doesn't – doesn't ring a bell at all.

STOCKLEY: Okay so it's between Michael Hawatt and Alae Osman just pay (INAUDIBLE) I just want you to have a look at – it's not signed.

15 OSMAN: No I – I – I –

STOCKLEY: It's not signed.

OSMAN: - I don't remember seeing this at all.

STOCKLEY: Okay, but it's an agreement to enter into a –

OSMAN: (UNINTELLIGABLE)

20 STOCKLEY: - purchase an op – no option to purchase the property. Okay so you're saying before you thought that he paid a deposit rather than an option –

OSMAN: (UNINTELLIGABLE) yeah that's what I thought.

STOCKLEY: Okay yep well he – this hasn't been signed –

OSMAN: Okay yeah I – I –

25 STOCKLEY: - so that might be.

OSMAN: - I don't know anything about this.

STOCKLEY: Okay, I just want to ask you about this a consideration of a sum of three hundred thousand dollars to be paid by the purchaser.

OSMAN: Okay, (UNINTELLIGABLE) '*sum of three hundred paid by the purchaser*'. I don't understand what that means to be honest I think –

30 STOCKLEY: Okay.

OSMAN: - it's three – '*the sum of three hundred paid by the purchaser to the vendor, the vendor grants the purchaser an option to purchase the property and inclusions as*' (UNINTELLIGABLE) –

35 STOCKLEY: So basically the option is, an option to purchase the property and then if they want to p – purchase the – like that sort of puts the property on hold and if they want to con – continue the sale down the track then they pay whatever the balance of the price is.

OSMAN: Okay.

STOCKLEY: So did you – did you know –

OSMAN: No I – I –

STOCKLEY: - anything about that?

5 OSMAN: No.

STOCKLEY: No, you haven't seen that document?

OSMAN: Not – not – no. I – if that was on the sale I'd say a hundred percent sure I haven't seen it, but I – I'm just – I – I – it definitely does not ring a bell that – that document.

10 STOCKLEY: Okay –

OSMAN: Definitely.

STOCKLEY: - does three hundred thousand ring a bell to you?

OSMAN: (Laughs) no it doesn't, but –

STOCKLEY: Okay.

15 OSMAN: - yeah I – I don't think so. Honestly I – I – with that job in Strathfield there's just so much money that's involved that I – I don't know.

STOCKLEY: Yeah.

OSMAN: There might have been I – I don't know –

STOCKLEY: Okay, well I'll show you a document here and this is why I was asking you about Mourad Proprietary Limited –

20 OSMAN: Yeah.

STOCKLEY: - okay 'cause this is bank record from Mourad Proprietary Limited.

OSMAN: Yes.

STOCKLEY: Which is acting as a trustee for the Osman Family Trust.

25 OSMAN: That's – yeah that's where – that's that fifty grand.

STOCKLEY: Yep.

OSMAN: That's how much put in for that thing -

STOCKLEY: Okay so you think that fifty –

OSMAN: Yeah Sterling Legal yeah that's the ten percent –

30 STOCKLEY: Yep, so that was the deposit -

OSMAN: Yep.

STOCKLEY: - as far as you were concerned –

OSMAN: Yes.

STOCKLEY: - for the purchasing of the property at half a million dollars.

35 OSMAN: Ehm.

STOCKLEY: Okay that's – that was your recollection?

OSMAN: Yeah, and that's the deposit –

STOCKLEY: Yeah, okay -

OSMAN: - for Sterling Legal definitely.

5 STOCKLEY: Alright so –

OSMAN: And then they transferred it back.

STOCKLEY: Okay.

OSMAN: I'm pretty sure.

STOCKLEY: I want to show you another bank statement.

10 OSMAN: Ehm.

STOCKLEY: Oh I should put the front page of this bank statement on here, but it's from Bella – it's from Bella Ikea.

OSMAN: Yep.

STOCKLEY: And it's got a withdrawal of two hundred and fifty thousand dollars at the Lakemba branch on the 21<sup>st</sup> of December –

15 OSMAN: Yes. Yes.

STOCKLEY: Okay.

OSMAN: So that – that – that must be the remainder of that three hundred then.

STOCKLEY: Okay.

20 OSMAN: Yeah.

STOCKLEY: I'll show you just –

OSMAN: But we got some of it back I think.

STOCKLEY: Okay let me just show you this other document here so I can –

OSMAN: I can't remember, fucken hell I can't remember –

25 STOCKLEY: - just clarify this is – this is a trace of that money so it shows that that two hundred and fifty thousand originates from the Bell Ikea account here and was taken out by Mr Abdullah Osman.

OSMAN: Yeah so it's not taken out, I transferred it.

STOCKLEY: Or transferred –

30 OSMAN: Yeah.

STOCKLEY: - yep.

OSMAN: To that.

STOCKLEY: To Sterling –

OSMAN: Okay.

35 STOCKLEY: - yeah.

OSMAN: Yes there –

STOCKLEY: To Sterling Legal.

OSMAN: Okay.

STOCKLEY: Okay.

5 OSMAN: I can't remember that to be honest.

STOCKLEY: Okay.

OSMAN: I – I would have done it, but like when I say I can't remember it I've done a lot of transactions –

STOCKLEY: Okay.

10 OSMAN: - on – on that – from that account so – but it does ring a bell that – that we paid – I think we got some of it back –

STOCKLEY: Okay.

OSMAN: - I'm pretty sure we got some of it back.

STOCKLEY: Can you –

15 OSMAN: Like the fifty's come back I think –

STOCKLEY: Alright.

OSMAN: - and then a part of it has come back.

STOCKLEY: Okay.

OSMAN: Yeah.

20 STOCKLEY: Can you remember why the agreement changed from a deposit of fifty thousand to an option fee of three hundred thousand?

OSMAN: No I – I – like I said I don't know the exact detail of this option thing.

STOCKLEY: Okay.

OSMAN: But look that – at that stage we were like gonna go ahead with it.

25 STOCKLEY: Yeah.

OSMAN: Do you know what I mean? Like we were gonna buy it and then we were still in the process with that Gus guy to – to do all the plans and that's when we worked out okay you can't get what you can get on the this, then we said you know what let's not go ahead. He spoke to his

30 father in law and we organised for him to pay us the money back I think –

STOCKLEY: Okay.

OSMAN: - the – the solicitor.

STOCKLEY: So did you – so is it the case that Talal h – probably had most of the

35 conversations –

OSMAN: Yeah, but –

STOCKLEY: - with Michael Hawatt about this fi – arrangement?

OSMAN: - I didn't speak about this to – to him at all.

STOCKLEY: To Michael?

OSMAN: Yeah I didn't –

5 STOCKLEY: You didn't have – did you have any conversations with Michael Hawatt's legal representatives?

OSMAN: Who's the legal –

STOCKLEY: Who like the – well Sterling Legal?

OSMAN: That Zreika guy? I went to their office once to hand something in maybe or to – maybe when we were – when we decided not to go ahead.

10 STOCKLEY: Right.

OSMAN: I can't remember I – I did – I do remember it's somewhere in Bankstown, I remember – I can't remember whether it was to hand something in or to get the paper – I – I can't remember – I remember going for some reason maybe it was just to –

15 STOCKLEY: Yeah. But in terms of Michael Hawatt you never dealt with him directly in relation to this transaction?

OSMAN: No – no – no – nah.

STOCKLEY: Okay.

OSMAN: Is there something wrong with that site? I don't - I'm not really getting this man it's just –

20 STOCKLEY: No well we're just trying to work out whether the payment to Michael Hawatt –

OSMAN: Yeah.

STOCKLEY: - is in relation to the property transaction or whether it is some kind of payment to him for s – for something else, do you see what I mean -

25 OSMAN: No way come on.

STOCKLEY: - because – no –

OSMAN: Are you serious?

STOCKLEY: - this – I'm – I'm just – this is – the allegation is that –

30 OSMAN: Yeah.

STOCKLEY: - that he has done something to assist in re – in regards to these developments, and then we have money going to him from people associated with those developments. So we have to work out what the moneys for okay. Do you understand why I – why would we asked these questions?

35 OSMAN: Yeah I know what you're trying to say but it's – there's no chance.

STOCKLEY: Okay.

OSMAN: Yeah.

STOCKLEY: So well this is –

OSMAN: Oh that's crazy, yeah.

STOCKLEY: - this is the reason –

OSMAN: Yeah.

5 STOCKLEY: - why we speak to people –

OSMAN: Yeah.

STOCKLEY: - if we just looked at documents –

OSMAN: Yeah.

STOCKLEY: - and came to our own conclusion then –

10 OSMAN: Yeah.

STOCKLEY: - you know you could – that –

OSMAN: Far out.

STOCKLEY: - can you see how that would –

OSMAN: Yeah it's crazy.

15 STOCKLEY: - on paper, okay. So – so –

OSMAN: It's not even worth it. Willeroo Street's not worth that much. It's just – what you're paying that much money for Willeroo Street –

STOCKLEY: Right so –

OSMAN: He didn't do – like what – what did he do? Did he – did he – I don't get it – like –

20 STOCKLEY: Okay well this is – we're investigating it we're trying to the bottom of whether there is –

OSMAN: And he paid us the mon – I think most of it back.

STOCKLEY: Okay so when did – do you know when you decided to pull out from the transactions?

25 OSMAN: It was when Gus had told – like he – he –

STOCKLEY: Okay.

OSMAN: - had the meeting with council –

STOCKLEY: Yep.

30 OSMAN: - and like he wasn't gonna – like he – there's no chance like we were gonna get it done.

STOCKLEY: Was it Penrith Council –

OSMAN: Yes – yes –

STOCKLEY: - that he met with?

35 OSMAN: - yes – yes.

STOCKLEY: Okay and so you had Gus doing those enquiries –

OSMAN: Yeah.

STOCKLEY: - for you, so he might have –

OSMAN: Or maybe his staff.

5 STOCKLEY: - some record. Yeah. He might have some records do you think? Would – did you correspond with him about it? Or did Talal correspond?

OSMAN: T – Talal – I might have – I can't remember honestly.

STOCKLEY: Okay.

OSMAN: He def – we went and saw him twice – once, twice, maybe three times,  
10 twice maybe.

STOCKLEY: Mm.

OSMAN: Yeah.

STOCKLEY: Okay. So the last – the last document I've got to show you is this is a ledger account from Sterling Legal.

15 OSMAN: Yeah.

STOCKLEY: Okay. So it shows on the 18<sup>th</sup> of the 11<sup>th</sup>, 2015 that there's –

OSMAN: That's that fifty from me –

STOCKLEY: Ah that's from –

OSMAN: From my account Mourad.

20 STOCKLEY: Yeah it's from Mourad –

OSMAN: Yeah – yeah.

STOCKLEY: - but it says Alae –

OSMAN: Yeah – yeah.

STOCKLEY: - Osman. Yep. And then it's got received from Mr Hawatt two hundred and fifty thousand dollars on the 21<sup>st</sup> of December which is the same date that that money went in –

25 OSMAN: Didn't we – did we pay it from Bella Ikea to him or to –

STOCKLEY: Well you – it's –

OSMAN: - to Sterling Legal?

30 STOCKLEY: - well it says – it says to Sterling Legal on the trace that's actually where the money went –

OSMAN: Okay.

STOCKLEY: - but this – you can – you can account for money in a ledger by writing –

OSMAN: Yeah.

35 STOCKLEY: - information –

OSMAN: Yeah.

STOCKLEY: - in there. So they're just saying it's – it's for him I guess.

OSMAN: Okay, but we tra – paid it to them.

STOCKLEY: Yep.

OSMAN: Yeah.

5 STOCKLEY: And it's in their account this is their trust account.

OSMAN: Okay.

STOCKLEY: And it says reason funds required on purchase of Queensland asset. Do you know anything about that?

OSMAN: No. Far, no I'd have no idea about that to be honest.

10 STOCKLEY: Okay.

OSMAN: Who wrote that?

STOCKLEY: Well the – the legal firm wrote it.

OSMAN: Okay I got no idea what that –

15 STOCKLEY: It's a ledger from the legal firm. Did you ever have any conversations with anyone about what the money was gonna be used for that you were paying –

OSMAN: This –

STOCKLEY: Yeah.

OSMAN: - this is for - that Kingswood.

20 STOCKLEY: Yeah. So in your mind –

OSMAN: Yeah.

STOCKLEY: - that money was to purchase – secure the purchase of the Kingswood property?

OSMAN: Yeah. Yeah.

25 STOCKLEY: Did anyone say to you that there was a need –

OSMAN: No.

STOCKLEY: - for the money –

OSMAN: For -

30 STOCKLEY: - so that someone could buy something in Queensland or this is what it says reason –

OSMAN: I'm – I'm s – I'm not understanding what you're saying so is – is – who's – who is this from –

STOCKLEY: Well this – this ledger is from Sterling Legal who is the – the lawyers who you transferred the two hundred and fifty thousand dollars to –

35 OSMAN: Yeah.

STOCKLEY: - on that date.

OSMAN: For that property.

STOCKLEY: Yeah, right so –

OSMAN: (INAUDIBLE)

5 STOCKLEY: - what I'm asking you is do you know why the ledger would say reason funds required on purchase of Queensland asset?

OSMAN: God no. No.

STOCKLEY: Okay.

OSMAN: I – I don't get it. Like it's not – yeah.

STOCKLEY: Okay. Now you say that he has paid some of the money back –

10 OSMAN: Yeah.

STOCKLEY: - because the purchase didn't proceed.

OSMAN: Yes.

STOCKLEY: Do you know how much he's paid back of the three hundred in total?

OSMAN: Far out. I know – I think he still owes us some money.

15 STOCKLEY: Okay.

OSMAN: But I know tha – tha – Talal said he's a bit tied up with money.

STOCKLEY: Ehm.

OSMAN: So we've sort of bugged him and said we need the money for – to complete the job in Strathfield.

20 STOCKLEY: Yep.

OSMAN: Maybe a hundred he still owes us, a hundred – hundred and fifty.

STOCKLEY: Okay.

OSMAN: I have to check the – yeah.

STOCKLEY: Did you ask for the money back straight away as soon as you decided not to go –

25 OSMAN: We – we've told – we've told Talal a few times to get our money back.

STOCKLEY: Okay. So your communications to him are basically going through Talal?

OSMAN: Yeah with Talal, yeah – yeah –

30 STOCKLEY: Okay.

OSMAN: We told him like everyone who's involved in that Bella Ikea has told him look we need our – we need the money (INAUDIBLE) he owes us money.

STOCKLEY: Okay so there's more than just you and Talal involved in Bella Ikea?

35 OSMAN: Yeah there's –

STOCKLEY: Yeah.

OSMAN: - there's another person yeah.

STOCKLEY: Okay so that other person were they contributing in terms of this two hundred and fifty thousand dollars to purchase the property like were they gonna have an interest?

5 OSMAN: They were gonna be invi – they were were gonna be involved in this as well yeah.

STOCKLEY: Okay.

OSMAN: That's why we paid it from Bella Ikea.

STOCKLEY: Okay so what –

10 OSMAN: It was gonna be the same –

STOCKLEY: What's that persons name?

OSMAN: Hossam –

STOCKLEY: Hossam.

OSMAN: Hossam Matar.

15 STOCKLEY: Oh okay.

OSMAN: Yep.

BROWNING: Who sorry?

OSMAN: Hossam Matar.

BROWNING: How do you spell that?

20 OSMAN: (Spells) H-O-S-S-A-M –

BROWNING: Yep.

OSMAN: Matar (spells) M-A-T-A-R.

STOCKLEY: So he's a – he's a –

OSMAN: He's with –

25 STOCKLEY: - director of Bella Ikea –

OSMAN: Yeah.

STOCKLEY: - involved in that development in Strathfield –

OSMAN: Yeah he's involved, yeah.

STOCKLEY: - and he – he's –

30 OSMAN: Well like we –

STOCKLEY: - contributing to this purchase as well?

OSMAN: That's correct.

STOCKLEY: Okay.

OSMAN: But he's got nothing to do with Willeroo Street –

35 STOCKLEY: Right.

OSMAN: - and that's why I'm just trying – trying to understand what's going on like it's got nothing to do with Willeroo Street. Do you know what I mean?

STOCKLEY: Okay. Alright –

5 OSMAN: Like it's (INAUDIBLE) –

STOCKLEY: So that's what – that as far as you're concerned these are two complete separate transactions?

OSMAN: It's completely different, it's different people that own that to own – own – own this, so I don't get –

10 STOCKLEY: Yep.

OSMAN: Yeah.

STOCKLEY: Okay do you know a company called Nifitsa Proprietary Limited?

OSMAN: Nifitsa no.

STOCKLEY: No, do you know a person called John Christou?

15 OSMAN: No.

STOCKLEY: No okay. Do you have – have you retained any interest either directly or indirectly in relation to 31 Santley Crescent Kingswood?

OSMAN: No. No.

STOCKLEY: So – so as you can understand the reasons – so that you're –

20 OSMAN: Yeah.

STOCKLEY: - clear that the reasons that we're asking you –

OSMAN: That's – yeah.

STOCKLEY: - these questions is because you have had at – at this time that this tra – these financial transactions were happening in relation to depositing money into an account for Michael Hawatt you also had a development on foot at council –

25 OSMAN: Far out that's crazy –

STOCKLEY: - for 23 Willeroo Street –

OSMAN: Yeah I know what you – I know –

30 STOCKLEY: - and as you can –

OSMAN: - I know what you're trying to say –

STOCKLEY: No –

OSMAN: I – I get it – yeah I – like it's –

STOCKLEY: But I just want you to understand where we're coming from.

35 OSMAN: Yeah.

STOCKLEY: So as you can see Michael Hawatt's name is o –r - or his email address at least –

OSMAN: Yeah.

STOCKLEY: - that Michael [REDACTED] is involved in all the correspondence in between –

OSMAN: Yeah.

5 STOCKLEY: - the council staff and yourselves –

OSMAN: Far out.

STOCKLEY: - in relation to the properties so –

OSMAN: And this sort of just comes into it –

STOCKLEY: - and then there's money going – there's money going into this account –

10 OSMAN: Mm.

STOCKLEY: - at the same time so the reason for our questions is to ask whether this money, this financial transaction has anything to do –

OSMAN: Yeah.

STOCKLEY: - with assistance he may have provided you –

15 OSMAN: Okay.

STOCKLEY: - in relation to the development application.

OSMAN: Okay I'm – I'm prepared to – I can tell you that – with this as – as much as you want to record it a hundred percent it's got nothing – h – a hundred and fifty percent.

20 STOCKLEY: Okay.

OSMAN: Nothing to do with it.

STOCKLEY: Okay.

OSMAN: Because I didn't think he has anything to do with Willeroo Street for starters and this is completely separate it was in its own right like a good development, from my understanding it was it was a good development.

25 STOCKLEY: Did you ever have a conversation with Talal about giving Michael Hawatt part of the profits that you might make from this –

OSMAN: No.

STOCKLEY: - development at Kingswood?

30 OSMAN: No. We were buying the property off him –

OSMAN: Yeah.

STOCKLEY: - and we were gonna put – we were gonna put boarding home – houses – I think we were gonna put boarding home once that – I can't remember what we had, a lot of conversations boarding homes, units, like we couldn't work out what we wanted to do on it.

35 STOCKLEY: Yep.

OSMAN: Do you know what I mean?

STOCKLEY: So –

OSMAN: I don't – I don't – like I'm not – I – I wouldn't do anything with somebody that I don't know, like I don't know him at all.

STOCKLEY: Okay.

5 OSMAN: Do you know what I mean?

STOCKLEY: Yep, but Talal knows him so –

OSMAN: Yeah I – I wouldn't do anything with me personally I wouldn't –

STOCKLEY: Okay.

OSMAN: - do anything with him.

10 STOCKLEY: Did Talal ever tell you that he was gonna give Michael Hawatt some profits out of the development at Kingswood –

OSMAN: Nah.

STOCKLEY: - if it went forward?

OSMAN: No, he didn't tell me that no.

15 STOCKLEY: Okay.

OSMAN: No.

STOCKLEY: Did Talal ever tell you anything like that he – that through his relationship with Michael Hawatt, that Michael Hawatt may be able to assist you with developments that you have before council?

20 OSMAN: No, no I didn't – I – I actually didn't know that he was his – that he had a father in law in council for – for – until I can't remember how – how it came up, but –

STOCKLEY: Okay.

OSMAN: I'm just trying to remember – yeah it's – it's – let me make something very clear there's no way he helped us because if he helped us get this Willeroo approved I would have thought it would have been done pretty quickly.

25 STOCKLEY: Yeah.

OSMAN: Like if – if – like this dragged that it turned me off like I wouldn't do – like it was just a headache.

30 STOCKLEY: Mm.

OSMAN: There's no way.

STOCKLEY: Okay.

OSMAN: Now I don't know what happened in the background and obviously there's some sort of evidence that he did something apparently, I – I don't know, like – but, as far as I – I don't get it like it took two years to get approved –

35 STOCKLEY: Yeah.

OSMAN: - I mean, and it's not like it's like a thousand units or anything it's five units, like I don't get it.

STOCKLEY: No I und – no I understand it's not a mega development.

OSMAN: And – honestly if you look at –

5 STOCKLEY: Yeah.

OSMAN: - it's – it's actually – like I – I did some sums because we – we thought you know what let's just – like after we got it approved, let's sell it – like we were gonna walk out breaking even. When you work out how much it's cost to hold on to it the – the lawyer took like thirty grand off us –

10 STOCKLEY: Right.

OSMAN: - the architect charged us triple because dud – did the plans three times.

STOCKLEY: Yeah.

OSMAN: Yeah it was just – just a headache.

STOCKLEY: Yeah.

15 OSMAN: Honestly it's just been a headache.

STOCKLEY: Okay.

OSMAN: And then this on top of everything.

STOCKLEY: Yeah. Look alright so to – to –

OSMAN: I don't know.

20 STOCKLEY: - make it clear Michael Hawatt never sought any payment from you?

OSMAN: No – no.

STOCKLEY: Or any benefit from you in relation to assisting him?

OSMAN: No a hundred percent no.

STOCKLEY: And –

25 OSMAN: No.

STOCKLEY: - and you didn't – did you ever – did you ever provide him any financial benefit as a reward for assisting –

OSMAN: No.

STOCKLEY: - with the development?

30 OSMAN: No – no chance.

STOCKLEY: Okay.

OSMAN: No way.

STOCKLEY: Do you have anything you want to clear – clarify (INAUDIBLE) –

35 BROWNING: Just a - just a couple. You said that with Santley Crescent that you got some of the money paid back?

OSMAN: Yeah.

BROWNING: (INAUDIBLE)

OSMAN: I – I –

BROWNING: When did that start? When did they start paying that money back?

OSMAN: You have to look at the bank records. Like you got the bank records -

5 STOCKLEY: Do you know which bank account it would've gone into?

OSMAN: Ah –

STOCKLEY: Would he have – which bank account he would have paid you back?

OSMAN: It would have been from that Sterling company – Sterling Legal.

STOCKLEY: Would have deposited it?

10 OSMAN: Back into our account I think yeah.

STOCKLEY: Do you know which account? The Bella Ikea or Mourad?

OSMAN: I could probably check for you honestly I don't want to –

STOCKLEY: No okay that's fine you're not sure.

OSMAN: Yeah I – it wouldn't be hard to check like –

15 STOCKLEY: Yeah.

OSMAN: - we can check it but –

BROWNING: But would you be able to supply the documents that showed the money going back into your account to us?

OSMAN: Yeah, do you know when it came out of there, because then I can check.

20 I don't want to check my whole bank account for a year but if I can (INAUDIBLE) –

STOCKLEY: It's alright.

OSMAN: - if you can tell me a rough date.

STOCKLEY: (UNINTELLIGABLE) I'll – I'll – look why don't – we'll get back in

25 contact with –

BROWNING: Yeah.

STOCKLEY: - if we want you to check it. I'll go back –

BROWNING: Yeah.

STOCKLEY: - and see what we can find out.

30 OSMAN: I can definitely check it but I – I – yeah –

STOCKLEY: Yep.

OSMAN: - it's just going to take me ages to find it.

BROWNING: And -

STOCKLEY: No that's alright.

BROWNING: And in relation to that would you have documents or emails regarding the Santley Crescent negotiations, conversations with your architect Gus –

OSMAN: Gus is –

5 BROWNING: - or any of the other stuff –

OSMAN: - there – there might have been that email that you had.

STOCKLEY: Mm.

OSMAN: I think I've got that.

10 BROWNING: Well emails apart from what we have. Would you have you – would you have any other documentation or?

OSMAN: For that I think that's what we were provided to be honest.

BROWNING: Okay. Do -

OSMAN: He did once like a sketch, but I don't think he sent it that was when we went to the office.

15 BROWNING: Okay, and do you keep n – notes or anything like that of meetings –

OSMAN: No.

BROWNING: - Are you a note taker?

OSMAN: Not really, no. Sometimes, but not – not really –yeah. Like I do sometimes, but it's just for my personal sort of –

20 BROWNING: Yep.

OSMAN: That Santley one was not – it wasn't – like we didn't really pursue it. I thought it was done and dusted to be honest this come out of the blue.

BROWNING: And did Talal put any money up for that three hundred thousand?

OSMAN: We paid it from Bella Ikea, the company, which we all got money in there. Do you know what I mean?

25 BROWNING: Okay but –

OSMAN: Like there - there was just surplus funds w – while we building the one in Strathfield and we – we use it to buy -

BROWNING: So you, Talal –

30 OSMAN: And Hossam.

BROWNING: - and Hossam all contributed money? Was it contributed equally?

OSMAN: Okay – okay let – let me – we've – we've put money into that company to build Strathfield.

BROWNING: Yes.

35 OSMAN: It's not equal shares.

BROWNING: Right.

OSMAN: Everyone's put in it. As we go we work out the percentages.

BROWNING: Yes.

OSMAN: There was some surplus funds in there, so it's hard to say whose money that was do you know what I mean?

STOCKLEY: Yeah.

5 OSMAN: So it's – so its just transferred it from Bella and we just noted it that Bella Ikea's paid it –

BROWNING: (INAUDIBLE)

OSMAN: - and we need to pay it back somehow. We got –

BROWNING: Good is it -

10 OSMAN: - that's something for the accountant to (INAUDIBLE).

BROWNING: Because earlier on you said you thought you might have paid the fifty thousand.

OSMAN: No the – are we – are we talking about two fifty or fifty?

BROWNING: Both, both lots. The fifty first and then the two fifty for – to make up the three -

15 OSMAN: Yeah so – so we all paid for the fifty.

BROWNING: Okay so that –

OSMAN: The two fifty came straight out – out of Bella Ikea.

BROWNING: The two fifty came out of Bella –

20 OSMAN: Bella Ik – like it – like it's shown.

STOCKLEY: Ehm.

BROWNING: Yep.

OSMAN: And then fifty came from my account.

BROWNING: Your –

25 OSMAN: Yep.

BROWNING: - so you've solely used your money for the fifty –

OSMAN: No – no the fifty came from my – from my account, but from my account we paid – there was \$16,667 that Hossam –

STOCKLEY: Yeah, I can see that.

30 OSMAN: - transferred.

BROWNING: Yep.

OSMAN: Is that from my account?

STOCKLEY: This I can see in your account on the 19<sup>th</sup> Hossam Matar –

OSMAN: So you can get my account details, you can get everything from my – is that from account?

35 STOCKLEY: Yeah that's what –

OSMAN: Far out.

STOCKLEY: - well it's from – this is from your bank. Yeah.

OSMAN: Okay you can get all that information?

BROWNING: We can get lots of things.

5 OSMAN: Oh good, so you can see – yeah so –

STOCKLEY: Yeah.

OSMAN: - so he paid sixteen-sixty –

BROWNING: Okay yep.

OSMAN: And Talal paid sixteen six six.

10 BROWNING: Oh so it was – it was nearly – okay yeah.

OSMAN: So that fifty component was there and then we didn't have enough to cover the rest, but we said we'll pay it from Bella Ikea.

BROWNING: Yes.

STOCKLEY: Ehm.

15 OSMAN: Yeah.

BROWNING: Okay.

OSMAN: But that's where I'm saying like I don't get how you guys are linking this with Willeroo Street I – it doesn't make sense to me, like it's completely off the –

20 BROWNING: Yes it's – it's as Lisa said that this money's come into this account, and then – then it appears that this money may have been used to buy a unit okay.

OSMAN: To buy a unit?

BROWNING: Yes.

25 STOCKLEY: Yeah there's a – so in the last document I showed you it says reason for – the reason for funds was to – sorry I won't try and remember it I'll just show you. See it says reason funds required on purchase of Queensland asset.

OSMAN: Oh.

30 STOCKLEY: So he has then used that money –

OSMAN: For him. Like he's buying a unit with it.

STOCKLEY: Yeah he's u – he has used it.

OSMAN: I don't know what he's using his money for –

STOCKLEY: Yeah.

35 OSMAN: - I – yeah I don't know.

STOCKLEY: Okay which he now has –

OSMAN: But what's that got to do with us I don't get it, I don't get what's that got to do with what he uses that money for.

BROWNING: Because it appears – it appears that the money he's used was the money you paid – or Bella paid -

5 OSMAN: Okay yeah – yeah I know what you mean –

BROWNING: (INAUDIBLE)

OSMAN: - I remember – yeah that – well that's – that makes sense, Talal said he hasn't got the money at the moment so maybe used his money for something. Like we – we – when we kept telling him we need the money

10 back because we're not buying this and he paid us part of it –

BROWNING: Yep.

OSMAN: - and he s – and he said like – I think he paid us – I can't remember how much he's paid us to be honest and he said he's a bit tied up like he must have brought something.

15 BROWNING: So – so Talal told you he's tied up?

OSMAN: Yeah he's –

BROWNING: He can't pay it back?

OSMAN: - he's – yeah he's not able at the moment.

BROWNING: So has Talal mentioned that he has a unit or anything like that with you?

20 OSMAN: Far out honestly I – I speak to Talal every day for about an hour. Like I don't know he might of. Seri – like it's not something I – that yeah. I don't think so, but he may have, honestly I – I don't know.

BROWNING: And have you -

OSMAN: The – the – it's not something important to me, like, I would have

25 remembered do you know what I mean like it's –

BROWNING: - And have – have the shareholders for want of a better word at Bella put a time fla – frame on when you want the money back?

OSMAN: Yeah that's the difficultly, like we've told Talal and then it's –

BROWNING: Okay.

30 OSMAN: - I think he's – he's a bit – he finds it a bit awkward to – to push his father in law properly I don't know, do you know what I mean? Even though we need it – we – we do need it to finish off our job but.

BROWNING: And do you know if Hossam Matar has – or Matar I think you pronounced it –

35 OSMAN: Matar yeah.

BROWNING: Does he have a relationship with Michael Hawatt do you know?

OSMAN: No I don't – I don't think he even – I don't think he knows - I don't think he's ever met him. I've met him for like, like I said, two or three minutes I probably met him once at – at Talal's house maybe for like two

40 minutes, three minutes. Like I live in Wollongong at the moment so I – I

yeah. I don't think I – but you have to ask him I don't – I don't think so but he may.

BROWNING: Okay.

5 OSMAN: Yeah, my understanding is he wouldn't. He's from Wollongong as well so I don't think he does.

BROWNING: Okay.

OSMAN: Yeah.

BROWNING: No more questions Lisa.

STOCKLEY: No that's all we wanted to ask you.

10 OSMAN: No drama.

STOCKLEY: Is there anything you want to say other than –

OSMAN: No I was just –

STOCKLEY: - what the answers you've give today.

OSMAN: No, nah. It's just yeah a bit – bit shocking but –

15 STOCKLEY: Alright well let – let's – let's finish off the interview and then – so I just have to ask you have the answers today recorded in this interview been made of your own free will?

OSMAN: Yes.

20 STOCKLEY: Have you got any complaints about the manner in which myself or Andrew have conducted ourselves here today.

OSMAN: You've been very ru – no it's alright, to answer –

STOCKLEY: That's alright.

OSMAN: All good.

STOCKLEY: Okay. The time is now 11:28 –

25 OSMAN: Yep.

STOCKLEY: - and the interview is concluded.

**END OF INTERVIEW**