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Algeria	2432	1.0

Plugins

#	Name	Author	Version

Contents

Type	Included in report	Total
Chats	3	2344 (13 Deleted)
iMessage: +61 4840	1	157 (12 Deleted)
Native	1	157 (12 Deleted)
WeChat: wxid_a7l4w26b8r2i12	2	424
Native	2	424
Contacts	10	10277 (1 Deleted)
Timeline	48	293752 (60614 Deleted)

Chats (3)

* These details are cross-referenced from this device's contacts

iMessage: +61 4840 (1)

Native (1)

#		Deleted
1	<p>Start Time: 5/01/2017 8:50:12 AM(UTC+10) Last Activity: 10/08/2020 3:11:00 PM(UTC+10) Number of attachments: 13 Source: iMessage: +61 [REDACTED]840 Body file: chat-2.txt</p> <p>Participants:</p> <hr/> <div><div></div><div>+61 [REDACTED]840 William Luong* (owner)</div></div> <div><div></div><div>+61418481191 Tim Lakos*</div></div>	

From: +61 4840 William Luong (owner)
G'day Tim, do you have time for dinner on next Thursday evening with Daryl and I?
Status: Sent
Delivered: 22/04/2017 11:19:25 AM(UTC+10)
Read: 14/06/2017 6:27:48 PM(UTC+10)
22/04/2017 11:19:24 AM(UTC+10)

From: +61 [REDACTED] 1840 William Luong (owner)

G'day Tim, any chance of giving me those potential buyers' contact details re purchase of my call option on 565 Old Razorback Rd, Cawdor sometime today? Thanks

Status: Sent

Delivered: 13/12/2018 5:55:02 PM(UTC+10)

Read: 13/12/2018 5:55:02 PM(UTC+10)

15/11/2017 5:48:50 PM(UTC+10)

WeChat: wxid_a7l4w26b8r2i12 (2)

Native (2)

#		Deleted
1	<p>Start Time: 31/12/2016 9:42:28 AM(UTC+10) Last Activity: 17/03/2019 9:42:56 AM(UTC+10) Number of attachments: 0 Source: WeChat: wxid_a7l4w26b8r2i12 Body file: chat-1.txt</p> <p>Participants:</p> <div><div>wxid_a7l4w26b8r2i12 William Luong (owner)</div></div> <div><div>wxid_fdwfrkjghoa12 Simon Lin*</div></div> <p>Identifier: 9464fa41f88a959c88d0e128bea8398c</p>	

Unknown

Land Available
Existing Opportunity
Address: 565 Old Razorback Rd, Cawdor
Land size: 336 acres
Price: \$105,000 per acre
RU 1
Deal structure:
Takeover of call option deed exercising on 23/11/2017
Delay Settlement: 5 months from exchange of contract

Payment Terms:
On exchange: A\$10,080,000
Settlement: A\$25,200,000

Land cost plus Stamp duty: \$37.6 million

Estimated rezoning time: at least 5 years

Estimated subdivided lots at 70% efficiency: 1583 lots at an average of 600 square metre per lot.

Estimated subdivision cost per lot: \$130,000 - \$150,000

Estimated sale price per lot: \$350,000

Estimated Development Gross Profit before interest cost: \$250 - \$300 million

Future Opportunity
Addresses:
515 Old Razorback Rd, Razorback
Land size: 260 acres
519 Old Razorback Rd, Razorback
Land size: 500 acres
Expected to be similar deal

Recent Auction held on 11/11/2017: 59 acres at 262 Cawdor Rd, Cawdor for \$7,050,000, equivalent to \$119,491 per acre.

Country Garden Australia Pty Ltd (CGA) in the last few months has settled numerous lots of lands - totalling about 900 acres in Cawdor and also recently sign a put and call option for an adjacent block (address: 750 Cawdor Rd, Cawdor) to its existing land holdings in Cawdor at \$120,000 per acre.

We understand Fraser owns lot 505 Cawdor Rd, Cawdor

14/11/2017 5:49:48 PM(UTC+10)

2

Start Time: 11/01/2017 2:49:15 PM(UTC+10)
Last Activity: 12/08/2020 10:20:28 AM(UTC+10)
Number of attachments: 0
Source: WeChat: wxid_a714w26b8r2i12
Body file: [chat-3.txt](#)

Participants:



wxid_a714w26b8r2i12
William Luong (owner)



wxid_qfqy1svtarm112
Tim Lakos*

Identifier: 5df6f1453d613e94a9a0430430e6b32c

Unknown

Hi Tim, I will give a revised letter of offer for the block of land at Bringelly to Ron at 10.30am in the coffee shop on the ground floor of your building and will also meet Louise Waterhouse in the afternoon to discuss either JV and/or purchase of their land in Wallacia and Badgerys Creek for CGA. Do you have thing that you would like to say to Ron or Louise?

6/06/2017 3:12:38 PM(UTC+10)

Unknown

We really need to discuss and plan what CGA would like to do with Waterhouse's block of land at Badgery Creek and how much is CGA willing to pay for it since I have now convinced Louise and Rob agreed to a full sale thus CGA can have complete control of the land. CGA also needs to think about how to lobby the Western Sydney Commission for road access from the Northern Road etc. Ben Chow is a very good friend of Lucy Turnbull and he might be able to help us.

24/08/2017 9:08:41 PM(UTC+10)

Unknown

Hi Tim, I just got a call from Louise and she confirmed that her brother, Rob has now agreed to an outright sale of the land to CGA at \$330 million dollars. It is now only for her to get a OK from her father but she is 99.9% that her father will also agree to sell at that price. Please advise whether you have spoken to or already received an approval from GT to make the offer in writing to Waterhouse yet? Regards, William

6/09/2017 11:46:53 AM(UTC+10)

Unknown

Hi Tim,

Please address the letter of offer to:

Mr William Waterhouse
Mr Robert Waterhouse
Ms Louise Waterhouse

Please also find the enclosed excel file that provided ownership and other details of those 3 blocks of land that make up the 233 hectares block that CGA intended to purchase.

Best regards

William Luong
Managing Director
Swamer Trading Pty Ltd
Swamer Investments Pty Ltd

8/09/2017 11:32:44 AM(UTC+10)

Unknown

I am also able to get 515 and 519 to sell to me on a 5 years settlement terms, this may be good for Country Garden

30/11/2017 11:51:12 AM(UTC+10)

Unknown

But at a higher price than I paid for for 565 Old Razorback Rd, Cawdor

30/11/2017 11:52:06 AM(UTC+10)

Unknown

519 is 500 acres and 515 is 260 acres respectively if 565 is included this will give a total of 1097 acres







30/11/2017 11:53:23 AM(UTC+10)

Contacts (10)

#	Contact	Timestamp	Entries	Addresses	Notes	Deleted
1	Name: Simon Lin Source: WeChat Account: wxid_a7l4w26b8r2i12		User ID: user ID MonsterSimon user ID wxid_fdwfrikjghoa12		Alias: Simon.L	
2	Name: Tim Lakos Source: WeChat Account: wxid_a7l4w26b8r2i12		User ID: user ID timlakos user ID wxid_qfqy1svtarm112		Alias: Tim Lakos SYDNEY Australia.	
3	Name: Tim Lakos Interaction Statuses: Friend Source: Facebook Messenger Account: 100025835940172 Photos:		User ID: Facebook Id 1667887447 Username timlakos			
4	Name: Tim Lakos Source: WhatsApp	Modified: 29/07/2019 7:01:40 PM(UTC+10)	Phone: Mobile [REDACTED] 1191		About: Hey there! I am using WhatsApp.	
5	Name: Tim Lakos Source: iPhoneRecentsLog		Phone: +61 [REDACTED] 1191			
6	Name: Tim Lakos Source: iPhoneRecentsLog		Email: tim.lakos@countrygarden.com.au			
7	Name: Tim Lakos Source: iPhoneRecentsLog		Email: Tim.lakos@lakosproposol.net.au			
8	Name: Tim Lakos Source: iPhoneRecentsLog		Email: tim.l@ardengroup.com.au			
9	Name: Tim Lakos Organizations: Country Garden	Created: 27/12/2016 6:58:04 PM(UTC+10) Modified: 11/01/2020 4:59:52 AM(UTC+10)	User ID: User ID B910341A-8027-433B- 8930-9F35BD53A4E9 x- apple:%E2%80%AD0418%20481 %20191%E2%80%AC User ID 378156F2-DF05-43E6- 8E4E-2A61CD8822FC WhatsApp 0418 481 191 Phone: Mobile [REDACTED] 1191 iPhone [REDACTED] 1 191 Email: General Tim.lakos@lakosproposol.net.au			
10	Name: Tim Lakos Source: InteractionC	Created: 8/08/2020 12:20:34 PM(UTC+10)	User ID: Identifier +61418481191 User ID 3A44B06C-7BE1-45C6- BB07-A88C3DC8F191		InteractionC: incoming interaction count: 1 InteractionC: incoming interaction count: 2 InteractionC: outgoing interaction count: 12	

Timeline (48)

#	Type	Direction	Attachments	Locations	Timestamp	Party	Description	Deleted
1	Web History						Source:	
2	Contacts				27/12/2016 6:58:04 PM(UTC+10) [Created]		Tim Lakos Source:	
3	Images							
4	Images							
5	Instant Messages	Outgoing			22/04/2017 11:19:24 AM(UTC+10)	From: +61420634840 William Luong (owner) Participants: +61420634840 William Luong (owner), +61418481191 Tim Lakos	G'day Tim, do you have time for dinner on next Thursday evening with Daryl and I? Source: iMessage: +61420634840	
6	Instant Messages	Incoming			6/06/2017 3:12:38 PM(UTC+10)	Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos	Hi Tim, I will give a revised letter of offer for the block of land at Bringelly to Ron at 10.30am in the coffee shop on the ground floor of your building and will also meet Louise Waterhouse in the afternoon to discuss either JV and/or purchase of their land in Wallacia and Badgerys Creek for CGA. Do you have thing that you would like to say to Ron or Louise? Source: WeChat: wxid_a714w26b8r2i12	
7	Instant Messages	Incoming			24/08/2017 9:08:41 PM(UTC+10)	Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos	We really need to discuss and plan what CGA would like to do with Waterhouse's block of land at Badger Creek and how much is CGA willing to pay for it since I have now convinced Louise and Rob agreed to a full sale thus CGA can has complete control of the land. CGA also needs to think about how to lobby the Western Sydney Commission for road access from the Northern Road etc. Ben Chow is a very good friend of Lucy Turnbull and he might be able to help us. Source: WeChat: wxid_a714w26b8r2i12	
8	Instant Messages	Incoming			6/09/2017 11:46:53 AM(UTC+10)	Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos	Hi Tim, I just got a call from Louise and she confirmed that her brother, Rob has now agreed to an out right sale of the land to CGA at \$330 million dollars. It is now only for her to get a ok from her father but she is 99.9% that her father will also agree to sell at that price. Please advised whether you have spoken to or already received an approval from GT to make the offer in writing to Waterhouse yet? Regards, William Source: WeChat: wxid_a714w26b8r2i12	
9	Instant Messages	Incoming			8/09/2017 11:32:44 AM(UTC+10)	Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos	Hi Tim, Please address the letter of offer to: Mr William Waterhouse Mr Robert Waterhouse Ms Louise Waterhouse Please also find the enclosed excel file that provided ownership and other details of those 3 blocks of land that make up the 233 hectares block that CGA intended to purchase. Best regards William Luong Managing Director Swamer Trading Pty Ltd Swamer Investments Pty Lt Source: WeChat: wxid_a714w26b8r2i12	

10	Instant Messages	Incoming			14/11/2017 5:49:48 PM(UTC+10)	<p>Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_fdwfrkjghoa12 Simon Lin</p> <p>Land Available Existing Opportunity Address: 565 Old Razorback Rd, Cawdor Land size: 336 acres Price: \$105,000 per acre RU 1 Deal structure: Takeover of call option deed exercising on 23/11/2017 Delay Settlement: 5 months from exchange of contract</p> <p>Payment Terms: On exchange: A\$10,080,000 Settlement: A\$25,200,000</p> <p>Land cost plus Stamp duty: \$37.6 million</p> <p>Estimated rezoning time: at least 5 years</p> <p>Estimated subdivided lots at 70% efficiency: 1583 lots at an average of 600 square metre per lot.</p> <p>Estimated subdivision cost per lot: \$130,000 - \$150,000</p> <p>Estimated sale price per lot: \$350,000</p> <p>Estimated Development Gross Profit before interest cost: \$250 - \$300 million</p> <p>Future Opportunity Addresses: 515 Old Razorback Rd, Razorback Land size: 260 acres 519 Old Razorback Rd, Razorback Land size: 500 acres Expected to be similar deal</p> <p>Recent Auction held on 11/11/2017: 59 acres at 262 Cawdor Rd, Cawdor for \$7,050,000, equivalent to \$119,491 per acre.</p> <p>Country Garden Australia Pty Ltd (CGA) in the last few months has settled numerous lots of lands - totalling about 900 acres in Cawdor and also recently sign a put and call option for an adjacent block (address: 750 Cawdor Rd, Cawdor) to its existing land holdings in Cawdor at \$120,000 per acre.</p> <p>We understand Fraser owns lot 505 Cawdor Rd, Cawdor</p> <p>Source: WeChat: wxid_a714w26b8r2i12</p>	
11	Instant Messages	Outgoing			15/11/2017 5:48:50 PM(UTC+10)	<p>From: +61420634840 William Luong (owner) Participants: +61420634840 William Luong (owner), +61418481191 Tim Lakos</p> <p>G'day Tim, any chance of giving me those potential buyers' contact details re purchase of my call option on 565 Old Razorback Rd, Cawdor sometime today? Thanks Source: iMessage: +61420634840</p>	
12	Instant Messages	Incoming			30/11/2017 11:51:12 AM(UTC+10)	<p>Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos</p> <p>I am also able to get 515 and 519 to sell to me on a 5 years settlement terms, this may be good for Country Garden Source: WeChat: wxid_a714w26b8r2i12</p>	
13	Instant Messages	Incoming			30/11/2017 11:52:06 AM(UTC+10)	<p>Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos</p> <p>But at a higher price than I paid for for 565 Old Razorback Rd, Cawdor Source: WeChat: wxid_a714w26b8r2i12</p>	
14	Instant Messages	Incoming			30/11/2017 11:53:23 AM(UTC+10)	<p>Participants: wxid_a714w26b8r2i12 William Luong (owner), wxid_qfqy1svtarm112 Tim Lakos</p> <p>519 is 500 acres and 515 is 260 acres respectively if 565 is included this will give a total of 1097 acres Source: WeChat: wxid_a714w26b8r2i12</p>	
15	Images						
16	Images						
17	Images						
18	Contacts				29/07/2019 7:01:40 PM(UTC+10) [Modified]	<p>Tim Lakos Source: WhatsApp</p>	

19	Locations			Yes	[REDACTED]		[REDACTED]	
20	Locations			Yes	[REDACTED]		[REDACTED]	
21	Locations			Yes	[REDACTED]		[REDACTED]	
22	Locations			Yes	[REDACTED]		[REDACTED]	
23	Contacts				11/01/2020 4:59:52 AM(UTC+10) [Modified]		Tim Lakos Source:	
24	Images				[REDACTED]		[REDACTED]	
25	Locations			Yes	[REDACTED]		[REDACTED]	
26	Locations			Yes	[REDACTED]		[REDACTED]	
27	Locations			Yes	[REDACTED]		[REDACTED]	
28	Locations			Yes	[REDACTED]		[REDACTED]	
29	Locations			Yes	[REDACTED]		[REDACTED]	
30	Locations			Yes	[REDACTED]		[REDACTED]	
31	Locations			Yes	[REDACTED]		[REDACTED]	
32	Locations			Yes	[REDACTED]		[REDACTED]	
33	Images				[REDACTED]		[REDACTED]	
34	Locations			Yes	[REDACTED]		[REDACTED]	
35	Locations			Yes	[REDACTED]		[REDACTED]	
36	Locations			Yes	[REDACTED]		[REDACTED]	
37	Locations			Yes	[REDACTED]		[REDACTED]	
38	Locations			Yes	[REDACTED]		[REDACTED]	
39	Locations			Yes	[REDACTED]		[REDACTED]	
40	Locations			Yes	[REDACTED]		[REDACTED]	
41	Locations			Yes	[REDACTED]		[REDACTED]	

42	Contacts				8/08/2020 12:20:34 PM(UTC+10) [Created]		Tim Lakos Source: InteractionC	
43	Locations			Yes	[REDACTED]		[REDACTED]	
44	Locations			Yes	[REDACTED]		[REDACTED]	
45	Locations			Yes	[REDACTED]		[REDACTED]	
46	Locations			Yes	[REDACTED]		[REDACTED]	
47	Locations			Yes	[REDACTED]		[REDACTED]	
48	Locations			Yes	[REDACTED]		[REDACTED]	