

Transcript of Intercepted Telecommunication

Warrant No:	G00326/00/00	Operation:	KEPPEL
Call date/time:	05/09/2017 20:41:16	Transcribed by:	MZreik
Session No:	01344		
Proofed by:	Hele	Date:	12/11/2019

MAGUIRE TO LUONG

MAGUIRE **DARYL MAGUIRE**
LUONG **WILLIAM LUONG**

MAGUIRE: Mate how are ya?

LUONG: Not bad – not bad sorry we - we missing each other. I was ah - busy having a lot of meetings this afternoon.

MAGUIRE: How you going?

LUONG: Pretty good. Um, we getting a very good price for um, Waterhouse.

MAGUIRE: Yep.

LUONG: And ah, I proposed a very good price, I don't know whether GT agreed to it or not.

MAGUIRE: Mmm.

LUONG: And I think if they get that they were quite happy, the deal will be okay. So I was there actually – I was with ah, Waterhouse the last two days.

MAGUIRE: Good. Did she finally turn around and -

LUONG: Probably (INAUDIBLE).

MAGUIRE: - and agree to signing it over?

LUONG: Ah what – what do you mean signing it over?

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MAGUIRE: The title – yeah the – the title.

LUONG: Oh the title –

MAGUIRE: (INAUDIBLE) yeah.

LUONG: - no – no – no, I think we gonna do it the other way now because the in-house lawyer of CGA –

MAGUIRE: Mmm.

LUONG: - say that if they can have a first mortgage on it –

MAGUIRE: Yeah

LUONG: - it'll be okay.

MAGUIRE: Right.

LUONG: So because they don't want to - they scared, their lawyer was saying that if the title was transferred, if then for whatever reason Country Garden not gonna go any further –

MAGUIRE: Mmm.

LUONG: - so stop buying it after the, the first payment –

MAGUIRE: Mmm.

LUONG: - they will lose, lose their CGA - for that mean capital gains tax status.

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MAGUIRE: Yep.

LUONG: 'Cause a lot of their land was bought you know 50 years ago before the –

MAGUIRE: Yes – yep – yep.

LUONG: - capital gains tax.

MAGUIRE: Yep – yep – yep.

LUONG: So I can understand the concern.

MAGUIRE: Mmm.

LUONG: So that Malcolm didn't – Tim didn't - I had a meeting with Tim just a little bit earlier -

MAGUIRE: Good.

LUONG: - and ah, Tim rang up the - their internal lawyer, they agreed to do that -

MAGUIRE: Right.

LUONG: - the other way so we sort it that way.

MAGUIRE: Oh okay that's good. Alright that's good news then.

LUONG: Yeah, there's one other things, ah I don't know, we'll have wait and see whether GT agree to the price -

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MAGUIRE: Yeah.

LUONG: - the top price I've given them. I don't think they can get any price like that.

MAGUIRE: What's the top pri – what's the price?

LUONG: Ah see initially – remember when we had our first meeting with them at Mulgoa?

MAGUIRE: Mmm.

LUONG: I said the price in the area is around one million per hectare –

MAGUIRE: Mmm.

LUONG: - eight hundred to one million per hectare.

MAGUIRE: Mmm – Mmm.

LUONG: Now what we're giving them now is around 1.3 something, to 1.4 -

MAGUIRE: Wow.

LUONG: - per – per hectare.

MAGUIRE: Mmm, they should be happy.

LUONG: I'm getting them around, yeah thirty or forty percent better.

MAGUIRE: Mmm – mmm, you see that article -

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LUONG: And ah –

MAGUIRE: - I sent you? That news article?

LUONG: Oh yes I saw that.

MAGUIRE: Mmm – mmm - mmm –

LUONG: Yeah I saw that – I saw that.

MAGUIRE: Mmm – mmm.

LUONG: And um, so they said now we get three thirty or about initially said about three hundred they were happy to accept.

MAGUIRE: Mmm.

LUONG: Then they change the goalpost to three thirty –

MAGUIRE: Oh.

LUONG: - and then I got Tim agree to around three seventeen – sixteen, now I got Tim to agree to around three thirty.

MAGUIRE: Mmm.

LUONG: I said no more changes. I can't go back and forth like this I said.

MAGUIRE: No that's right that's crazy.

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LUONG: I said to her leave this up - yeah this morning I said no I can't do that anymore -

MAGUIRE: Mmm.

LUONG: - otherwise no (UNINTELLIGIBLE).

MAGUIRE: Yeah – yeah – yeah.

LUONG: Yeah okay they understand that alright.

MAGUIRE: Good.

LUONG: So I think most likely is going well another day or two if GT approve it and then the letter of offer will come out and most likely I think it's still gonna go ahead.

MAGUIRE: So what's the total buy price?

LUONG: Ah, three thirty -

MAGUIRE: Three hundred and –

LUONG: - Tim agreed.

MAGUIRE: - thirty million?

LUONG: Yep.

MAGUIRE: That's pretty good going.

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LUONG: Yeah for a two hundred and thirt – thirty three hectares.

MAGUIRE: Yep – yep and it's a good site.

LUONG: And then we also need – we also need to have the first right of refusal on the smaller block.

MAGUIRE: Good.

LUONG: Mmm.

MAGUIRE: Mmm.

LUONG: So I think she agreed to do that, she said she gonna brief Rob – Rob is coming back from Hong Kong today –

MAGUIRE: Yep.

LUONG: - tonight. So just wait for tomorrow.

MAGUIRE: Good, well done.

LUONG: And then also need to be briefed, she said that the father need to have anything above three to be acceptable, so we get three thirty now, hopefully.

MAGUIRE: Yep.

LUONG: I think the worst I think I can get them three twenty, I told them.

MAGUIRE: Yep, well done.

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LUONG: Mmm.

MAGUIRE: Alright well you've done well, okay.

LUONG: Yep, and one more thing is um, she asked me, she said um, who will look after Daryl?

MAGUIRE: Oh.

LUONG: I said I – I will look after Daryl, that's what I said.

MAGUIRE: Oh, that was nice of her.

LUONG: Yeah – yeah.

MAGUIRE: Mmm. Well it's been good for everybody all around which is excellent, so –

LUONG: Yeah.

MAGUIRE: - you know it – it's – it's – it's good long term, mmm.

LUONG: Yeah it's good. And also what - thought about you so not bad (laughs).

MAGUIRE: Hey?

LUONG: Everybody has thought about you –

MAGUIRE: That's nice I mean –

LUONG: - take care of your interest.

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MAGUIRE: Yeah it's nice to try and help people, it's you know –

LUONG: Yeah.

MAGUIRE: - I like to help people.

LUONG: Yeah I know.

MAGUIRE: I g – genuinely like people.

LUONG: You – you – you're so good.

MAGUIRE: Yeah.

LUONG: Yes.

MAGUIRE: And I've got some good friends. I'm very lucky so.

LUONG: Yeah – yeah that's good – that's good.

MAGUIRE: Alright mate so you're well, everything's okay?

LUONG: Yep everything is fine.

MAGUIRE: Mmm, okay.

LUONG: And ah, the other I thing I think your dinner with the Premier –

MAGUIRE: Mmm.

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LUONG: - um, I'll be coming.

MAGUIRE: Oh good.

LUONG: And I also spoke with Tim –

MAGUIRE: Yeah.

LUONG: - and I got Tim to get GT to come along so I think he will support you –

MAGUIRE: But –

LUONG: - I just (UNINTELLIGIBLE).

MAGUIRE: But GT's is – GT's is technically – technically not a property developer is he?

LUONG: What he – was again? G, GT's what?

MAGUIRE: He's technically not a property developer.

LUONG: Yeah – yeah – yeah he's not a property developer.

MAGUIRE: Yep – yep.

LUONG: But I just – I get him to come along and meet friends –

MAGUIRE: Yep, good yep –

LUONG: - get to know each other a little bit more.

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MAGUIRE: - yep – yep – yep.

LUONG: Mmm okay.

MAGUIRE: Mmm. Oh excellent.

LUONG: And they come back to me tomorrow.

MAGUIRE: Yep, alright that's good, well done mate.

LUONG: Okay.

MAGUIRE: Alright pal well when that's all over you better come up for a weekend and spend some time on the farm.

LUONG: Yep will – will – will –will mate whenever is (UNINTELLIGIBLE) very tight time frame we need to get the contracts exchanged on the 28th of November.

MAGUIRE: Yep.
I give Tim that is the deadline.

LUONG: Yep.
So hopefully we have a good Christmas.

MAGUIRE: Good, that's excellent.
Okay.

LUONG:

MAGUIRE:

LUONG:

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MAGUIRE: Yep that's what it's all about pal.

LUONG: Yep.

MAGUIRE: Alright well done. I'll talk to you tomorrow –

LUONG: Okay.

MAGUIRE: - or the next day. Good on ya.

LUONG: Yep bye.

MAGUIRE: See you William, bye.

CALL ENDS