

## Transcript of Intercepted Telecommunication

<b>Warrant No:</b>	G00326/00/00	<b>Operation:</b>	KEPPEL
<b>Call date/time:</b>	13/09/2017 19:55:13	<b>Transcribed by:</b>	CCecere
<b>Session No:</b>	01693		
<b>Proofed by:</b>	Hele	<b>Date:</b>	13/11/2019

### MAGUIRE TO LUONG

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

### EXTRACT 1

MAGUIRE: Hello mate.

LUONG: Hello mate h ow are you?

MAGUIRE: Yeah good and you?

LUONG: Pretty good, pretty good.

MAGUIRE: That's good.

LUONG: You know ah, has this Japanese spoken with you or has he –

MAGUIRE: Yeah, yeah.

LUONG: - called you back?

MAGUIRE: Yeah he rang me today, I'm just waiting for him to call me now.

LUONG: Okay now Louise called me today.

MAGUIRE: Yep.

LUONG: Louise already tried to get her agent (unintelligible) acquire those smaller blocks so they -

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MAGUIRE: Yep.

LUONG: - can get access to the Nil - Northern ah, Northern Road.

MAGUIRE: Good.

LUONG: And ah, so I get her to put on hold for time being for a few more days -

MAGUIRE: Yeah.

LUONG: - and how things comes about.

MAGUIRE: Hmm.

LUONG: I haven't heard back from Tim or GT and ah -

MAGUIRE: Well you won't. While ev – while ever they've got Mr Su with them you won't hear a thing.

LUONG: I think, I think it Mr – ah it's not Mr Su, Mr Yow the Chairman.

MAGUIRE: Oh right.

LUONG: The Chairman's away, gone I think. I would - Tim was telling me the schedule was they coming back last night -

MAGUIRE: Yeah.

LUONG: - to Sydney.

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MAGUIRE: Hmm.

LUONG: So unless they change the plan, that's something I don't know.



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### MAGUIRE TO LUONG

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

### EXTRACT 2

**MAGUIRE:** Correct. Now the other thing is with Country Garden you need to sit down with those guys and talk to them properly when they've got time -

**LUONG:** Yep.

**MAGUIRE:** - to actually consider what's being said.

**LUONG:** Yes, yes I know, I know.

**MAGUIRE:** Yes alright -

**LUONG:** I'm waiting for them to call me (unintelligible).

**MAGUIRE:** - I'll talk to Japs. I'll talk -

**LUONG:** I sent -

**MAGUIRE:** Yeah.

**LUONG:** - Tim a few messages and I haven't heard back.

**MAGUIRE:** No because they're busy. They're so focused on the chairman -

**LUONG:** Yep, yep.

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MAGUIRE: - right, nothing else matters.

LUONG: Yep.

MAGUIRE: You need a time when they're focused on what you're telling them and -

LUONG: Yep, yep -

MAGUIRE: - that's not today -

LUONG: - I know.

MAGUIRE: - so don't stress okay.

LUONG: Yeah, yeah, yeah I know that's what I joke, I told Louise you know just hold on for a few more days.

MAGUIRE: That's right. They've got to get -

LUONG: Yeah.

MAGUIRE: - they've got to deal with what he's told them to do. He would've told them to do this, do that, blah, blah, blah. So they'll be focused on that right. Their jobs depend on it.

LUONG: Yeah, yeah.

MAGUIRE: So that's what happens.

LUONG: Yeah.

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MAGUIRE: So you're better off to shut up and then sit down quietly with them on a Sunday afternoon over a beer and a you know, glass of red or whatever and -

LUONG: Yeah.

MAGUIRE: - and talk about this is what I think okay.

LUONG: Hmm yeah, yeah I try to do my best.

MAGUIRE: Yeah, yeah. I know you always do – (coughs) I know you always do your best but I -

LUONG: Yeah.

MAGUIRE: - I just think you need to think about you know, what they're doing and what's affecting their mind.

LUONG: Yeah.

MAGUIRE: Mmm.

LUONG: Yeah the thing is now they are, they - I think I can see he is more risk averse -

MAGUIRE: Correct.

LUONG: - so he's not going to pay anything un — and they'll pay up the whole lot until get rezoning.

MAGUIRE: He is risk averse because he's not the owner, you see and he's -

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LUONG: I know he's not the owner -

MAGUIRE: Correct.

LUONG: - and also he doesn't understand how you get re-zoning and all that thing done.

MAGUIRE: That's right and secondly, um he's more worried about his job and his future rather than taking a risk like most entrepreneurs, like you are -

LUONG: Yes, yes.

MAGUIRE: - or like - you understand?

LUONG: Yeah the same as, the same as Tim (laughs). They, they get -

MAGUIRE: Correct.

LUONG: - both, both of them are the same.

MAGUIRE: Correct, because they've never -

LUONG: I mean -

MAGUIRE: - got their testicles out, put them on a razor blade -

LUONG: Yeah.

MAGUIRE: - right -



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LUONG: Yeah.

MAGUIRE: - and then worried about an earthquake, right. That's the problem.

LUONG: Hmm, mmm, yep.

MAGUIRE: So you know, until you do that then you know I've never really done it in my life but, let me tell ya it must be a terrible bloody um existence to worry about all that stuff –

LUONG: Mmm.

MAGUIRE: - and that's their problem.

LUONG: Yep, yep.

MAGUIRE: Okay.

LUONG: Yeah I think Tim (unintelligible) be able to sort of ah, he's experienced guy and ah you know.

MAGUIRE: Yeah.

LUONG: Get some external, external advice as to what can be done and ah -

MAGUIRE: Well you need, you need to give him time to think about these things.

LUONG: Hmm.

MAGUIRE: To work his way through it you need GT to think about it and, once they've thought about

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it -

LUONG: Yep.

MAGUIRE: - then it'll be right okay.

LUONG: Yeah, yeah.

MAGUIRE: Great, great function last night. Louise enjoyed herself and she was good company.

LUONG: Yes, yes she is, yeh.

MAGUIRE: Mmm. Good company. Adds a bit of bling to the functions and everybody knows her.

LUONG: And ah I actually also asked Ben, Benjamin Chow -

MAGUIRE: Yep.

LUONG: - to get the land plan for White Bay and all the other area -

MAGUIRE: Yeah.

LUONG: - you know, surrounding area -

MAGUIRE: Yep.

LUONG: - and he's doing that, he said he was trying to do that.

MAGUIRE: Good.

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LUONG: And ah I already have the Fish Market under control you know -

MAGUIRE: Good.

LUONG: - in terms, in terms of whatever (unintelligible) I need or have.

MAGUIRE: Good boy. In - and then in the meantime as soon as ah, Tim gets back you need to sit down and work out with him. Here's the plan because that that plan is too good to hand up. If he hands it up then give it to the Japs and I am just waiting for Takewaka to ring me okay.

LUONG: Yeah, yeah.

MAGUIRE: Righto mate.

LUONG: Yep, will do. Okay.