

## Transcript of Intercepted Telecommunication

<b>Warrant No:</b> G00326/00/00	<b>Operation:</b> KEPPEL
<b>Call date/time:</b> 11/09/2017 21:00:12	<b>Transcribed by:</b> [REDACTED]
<b>Session No:</b> 1588	
<b>Proofed by:</b> [REDACTED]	<b>Date:</b> 17/9/2020

**MAGUIRE TO LUONG**

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

**LUONG:** How you mate?

**MAGUIRE:** Hello mate, how are ya?

**LUONG:** Not bad, not bad.

**MAGUIRE:** Good, you got that phone number I sent you?

**LUONG:** The phone number, I haven't seen it.

**MAGUIRE:** For Charlie Demian?

**LUONG:** No I haven't seen it. Where do you send it, Message or WeChat?

**MAGUIRE:** Ah, WeChat I think.

**LUONG:** I'll have a quick look, just one. [Checks WeChat]. No didn't come through mate.

**MAGUIRE:** Mmm. Alright well I'll have a look at it. Anyway, he's, he's got a placed called Camellia.  
Do you know about it?

**LUONG:** Yep, I know what it is.

**MAGUIRE:** It's a big development.

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LUONG: I know, Camellia is basically, I look at it at the time, with ah, with Benjamin Chow. When we were trying -

MAGUIRE: It's about four

LUONG: - to do this, ah innovation park.

MAGUIRE: Ah yes but, but Camellia's all residential. This is something like four -

LUONG: Yeah.

MAGUIRE: - four thousand blocks of land, ah 4,000 um, ah, units sorry.

LUONG: Okay, Camellia is basically Rosehill -

MAGUIRE: What?

LUONG: - racecourse.

MAGUIRE: Correct. He's had it planned -

LUONG: Oh.

MAGUIRE: - for a long time, but I think it, it's ah, it's a couple of billion dollar investment and it -

LUONG: But that's -

MAGUIRE: - he wants, he wants a joint partner, he wants a JV.

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LUONG: Okay.

MAGUIRE: Now I've been helping him with his planning.

LUONG: Yeah.

MAGUIRE: So I've been helping with all that ah, um, you know the council stuff and the RMS and all those people.

LUONG: Yep.

MAGUIRE: And he's been very appreciative and he's met Tim before -

LUONG: Mmm.

MAGUIRE: - but they couldn't progress anything because they weren't close enough to have all the planning done.

LUONG: Yeah.

MAGUIRE: Okay, that's the problem.

LUONG: Ah also with Country Garden they would like to make it a final, say -

MAGUIRE: Huh?

LUONG: - they want to have a joint – with Country Garden they always -

MAGUIRE: Speak into the phone -

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LUONG: - want to (unintelligible). Today with Country Garden they always want to final say in the planning if they, in decision making I should say, if they have a -

MAGUIRE: Yeah.

LUONG: - joint partner.

MAGUIRE: Yep.

LUONG: Okay.

MAGUIRE: Well you just need to, you just need to talk to him.

LUONG: Yep, I will.

MAGUIRE: Charlie's very experienced and just keep -

LUONG: Yep.

MAGUIRE: - it quiet.

LUONG: Yep.

MAGUIRE: Don't tell nobody nothing and -

LUONG: Yep.

MAGUIRE: - and just quietly work away at it. Um he's -

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LUONG: Yep.

MAGUIRE: - he's very conducive to a deal.

LUONG: Yep.

MAGUIRE: He's got a lot of properties on the go and -

LUONG: Yeah.

MAGUIRE: - you know, some of the things he's fairly well extended on so you just need to work through it.

LUONG: Yep, will do.

MAGUIRE: Mmm.

LUONG: Yeah, would you send the numbers again, I will contact him. I will say that I'm referred by you -

MAGUIRE: Yep.

LUONG: - and ah, do I mention Michael as well?

MAGUIRE: No, no just, just shut up, just shut up.

LUONG: Just shut up, okay -

MAGUIRE: Yeah don't -

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LUONG: - just say referred by you, okay.

MAGUIRE: - just don't tell too many people that you know anybody.

LUONG: No, okay, yep. Because Michael want to refer me to him as well so I don't know.

MAGUIRE: Yeah, yeah, just, just, just shut up. Um -

LUONG: Okay just shut up then. I just -

MAGUIRE: - yeah just shut up -

LUONG: - say that I referred by you.

MAGUIRE: - and, and we'll worry about those things later because -

LUONG: Yep.

MAGUIRE: - the trouble is that guy at the moment is a bit taboo.

LUONG: Yeah.

MAGUIRE: That's, that's the problem.

LUONG: Yep, understand that.

MAGUIRE: Right, yes so -

LUONG: Okay, alright, I'll just, just say referred by you and try to get an appointment with him, sit

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down and talk.

MAGUIRE: Yeah, that's right.

LUONG: Will do. You outside, you driving or something.

MAGUIRE: Yeah I'm driving, yep. I'm just going um, I'm just going um home. I've been to dinner with the Japanese Consulate.

LUONG: Oh okay.

MAGUIRE: Yeah, Consul General -

LUONG: That's good.

MAGUIRE: - of Japan, mmm.

LUONG: That's good, that's good.

MAGUIRE: Mmm. So I'm just um, I missed the turn. There was an ambulance there, but it doesn't matter.

LUONG: Yep, yes.

MAGUIRE: Um -

LUONG: There's -

MAGUIRE: - yeah.

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LUONG: - something I need to talk to you about, tourism as well.

MAGUIRE: Yeah.

LUONG: One of my friend is doing a project on tourism -

MAGUIRE: Yep.

LUONG: - and they will commit around 50 to 70 million.

MAGUIRE: Yep.

LUONG: But they need a land lease from other State or Federal Government to do their project, so I check a lot -

MAGUIRE: A land lease?

LUONG: - of inbound tourist. Hmm?

MAGUIRE: A, a land lease?

LUONG: Ah yeah, land, a block of land that is. Two and a half acres, three acres – ah, hectares – so that they will built something to attract tourism.

MAGUIRE: Yes.

LUONG: And that's they actually have it, work it out with the Aboriginal as well, so help the Aboriginal.



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MAGUIRE: You have to be regional?

LUONG: The Aboriginal, Aboriginal.

MAGUIRE: Oh Aboriginal, oh.

LUONG: Yeah.

MAGUIRE: Yeah.

LUONG: They actually ah, helping the Aboriginal as well and promoting Australia. Now this guy his name is Dominic Choy.

MAGUIRE: Yeah.

LUONG: Now he was the first one who did the Haymarket, you know the -

MAGUIRE: Yeah.

LUONG: - Haymarket building?

MAGUIRE: Yep, yep.

LUONG: He, he's an architect himself so he start in Australia as architect.

MAGUIRE: Yeah.

LUONG: And he did the Haymarket building with the Japanese in the old day.

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MAGUIRE: Mmm.

LUONG: So he's not Mr Nobody, he's someone he knows what he's doing -

MAGUIRE: Mmm.

LUONG: - and have a lot of money.

MAGUIRE: But he should have the connections to get himself a couple of acres, block of land.

LUONG: Oh hectares.

MAGUIRE: A couple of hectares.

LUONG: Yes and they actually want from lease it from either Federal or State Government. I will pick up, I'm going to see him tomorrow. I know him for a while.

MAGUIRE: Yeah.

LUONG: I actually was on the phone with him before you rang -

MAGUIRE: Right, oh ok -

LUONG: - and ah, then I went to see him again to show me what he has done. They actually mentioned these things about one and a half, two years ago so been quietly working on it. I think it's now coming to very close to the end.

MAGUIRE: Okay, alright.

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LUONG: So we see -

MAGUIRE: Alright.

LUONG: - see what we can do their and I will listen to what he say, watching this video and all that -

MAGUIRE: Yep, alright well -

LUONG: - and ah -

MAGUIRE: - let's have a talk about that. Let's um -

LUONG: Yeah.

MAGUIRE: - let's just put that on the, you know, the next job sort of thing.

LUONG: Yep, yep.

MAGUIRE: Um, let, let's get this other one done.

LUONG: Yeah.

MAGUIRE: Have, have you got any news back from our friends on ah -

LUONG: Tim no I haven't heard, I haven't heard -

MAGUIRE: That's -

LUONG: - and ah, I expect to either to hear today or tomorrow. So I don't hear today, I'll today

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(unintelligible) I try to get some answer tomorrow.

MAGUIRE: Well that's okay, 'cause once that's done, we need to concentrate on this next one for Charlie.

LUONG: Yeah, 'cause when is done, is done, alright because this guy will sign straight away and then it's all up to Tim to do his own due diligence and prepare for the board approval.

MAGUIRE: Yes, that's right.

LUONG: Yeah.

MAGUIRE: So um, so I'm just a bit worried. I'm still a bit worried about them completing things so um, I think having an opportunity ah, for this other one would been a good thing so -

LUONG: Yeah.

MAGUIRE: - with this Demian. This Demian one's bloody beautiful, I've seen it.

LUONG: Oh okay.

MAGUIRE: Yeah, it's worth a couple of billion.

LUONG: Yep, yeah.

MAGUIRE: Mmm, and it just -

LUONG: Okay.

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MAGUIRE: - it's just been held up. The site's right, everything is perfect and the fact that he's now said I want a JV, um, he's always wanted a JV, a good partner but – and he's got some good sites – but they just went nowhere before as you know.

LUONG: Mmm.

MAGUIRE: But I don't think Tim has the expertise with him, and he said oh, he said you know they went in so low you know, silly figures, they were being silly about it -

LUONG: Yeah.

MAGUIRE: - which they were, mmm. So um -

LUONG: Okay.

MAGUIRE: - so I think Tim's sort of loosening up the, the purse strings a bit isn't he, but -

LUONG: Yeah.

MAGUIRE: - mmm, but -

LUONG: I have a little bit concern about Tim between you and me. Sometime he's very slow to act recently. Maybe sort of overworked or something.

MAGUIRE: Oh yeah, there's no doubt about it, he's, he's got, he's got tonnes of work to do and not enough hours in the day.

LUONG: Mmm, yeah.

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MAGUIRE: No doubt about it, mmm.

LUONG: So now will take me a few days if hear, hear back from him.

MAGUIRE: So the more that you do -

LUONG: Sometimes very frustrating.

MAGUIRE: - the more that you do, the better for him.

LUONG: Mmm, yeah, yeah.

MAGUIRE: Yep, alright -

LUONG: You see the thing is so much I can do, and so much I can now.

MAGUIRE: Hey?

LUONG: A lot of the thing is – see so much – is only so much I can do -

MAGUIRE: Correct.

LUONG: - to help him out. I’m trying to do most of it, but it’s really up to him, (unintelligible) general stuff got to do.

MAGUIRE: Yep, alright well so -

LUONG: Yeah.

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MAGUIRE: - tomorrow you better turn up a bit earlier than Louise and have a bit of a chat.

LUONG: Yeah, I will.

MAGUIRE: And then you meet with Louise and then um, ah, then ah, I'll meet with ah DD and go from there.

LUONG: So you want me turn up at five?

MAGUIRE: Yeah I reckon so, so turn up about then right. We'll have a bit of a chat. Louise can turn up 5:30 -

LUONG: Yep.

MAGUIRE: DD turns up 5:30 and then you know, six, 6:30 is the dinner. Righto.

LUONG: Excellent, I'll do that.

MAGUIRE: Righto mate, righto, see ya.

LUONG: Okay, thanks mate.

MAGUIRE: Bye.

LUONG: Bye.

**CALL ENDS**