

CHAPTER VII

A Friend Is A Friend

Sitting at the top of Cotton Tree Drive, abutting Garden Road, today, is a very large block of flats, called Garden Terrace.

This huge, residential complex, prior to it being developed, used to be the property of Wheelock Marden and Company Ltd, but the Chairman of Wheelock Marden, Mr John Marden, struck up a friendship with the Chairman of Realty Development Corporation Ltd, Mr John Cheung Yuk Leung, and a sweetheart deal was agreed.

The shareholders of Wheelock Marden were not informed about this deal until it was a fiat accompli.

The agreement, between Mr John Marden and Mr John Cheung Yuk Leung, included that, for 50 percent of the Issued and Fully Paid-Up Share Capital of Realty Development Corporation Ltd, Mr John Cheung Yuk Leung would receive 10 percent of the Issued and Fully Paid-Up Share Capital of Wheelock Marden.

In addition, Clarkson Company Ltd, a company, beneficially owned by Mr John Cheung Yuk Leung, would purchase what is, today, Garden Terrace at a cash consideration of \$HK51 million.

Payment for this transaction would be a first tranche of \$HK25 million, to be settled by March 31, 1977, followed by the second and final payment to be made one year later.

The one-year, delayed final payment of \$HK26 million was interest-free.

That was not all, however, because it was determined that the plum residential piece of property was sold by Wheelock Marden much too cheaply and no attempt had been made to ascertain whether or not another party would have been willing to pay more for it.

And, in addition, at the time of this property transaction, Mr John Cheung Yuk Leung was an Executive Director of Wheelock Marden, but this little matter was not fully made public.

Mr Raymonde Sacklyn's latest book about the history of the Hongkong stock exchange, starting from 1969, has been completed.

Chapter Seven is, now, freely available at [The Raymonde Sacklyn's](#)

[Column](#) for your enjoyment.

This chapter is cut into 3 sections for the convenience of readers.

Some of the chapters of this book, no doubt, will make a number of personalities of Hongkong cringe at their actions of yesteryear (or their lack of actions), but the book is historical fact – because Mr Raymonde Sacklyn lived through this period – and he is part of Hongkong's financial history.

While TARGET makes every attempt to ensure accuracy of all data published, TARGET cannot be held responsible for any errors and/or omissions.

*If readers feel that they would like to voice their opinions about that which they have read in **TARGET**, please feel free to e-mail your views to editor@targetnewspapers.com. **TARGET** does not guarantee to publish readers' views, but reserves the right so to do subject to the laws of libel.*