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Alemax Property Group PL

“ Unlocking the Aussie Dream”

ALEMAX PROPERTY GROUP
AML DISCLOSURE STATEMENT

July 2026

Alemax Property Group Pty Ltd

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Alemax Property Group Pty Ltd
Notice: AML Checks for Property Transactions

From 1 July 2026, real estate agents must complete Customer Due Diligence (CDD) checks for buyers and sellers under new Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) legislation.
These checks are Australian Government legal requirements and apply to property transactions.

What you need to know

- *verify your identity;*
- *check whether you are a politically exposed person or listed on a sanctions list;*
- *ask about your reason for buying or selling the property; and*
- *in most cases, ask about your source of funds or source of wealth.*

If you are buying or selling through a trust or company, Alemax Property Group Pty Ltd must also confirm the beneficial owners.

Selling your property

If you are selling, Alemax Property Group will complete Customer Due Diligence (CDD) checks when you list theproperty with us. The property cannot be advertised until these checks are complete.

Buying a property

Retail buyers
For retail purchases, Alemax Property Group will complete Customer Due Diligence (CDD) checks once the vendor accepts your offer to purchase the property.

Network partner introductions
For network partner introductions, both Alemax Property Group and the reporting network partner will complete Customer Due Diligence (CDD) checks once the vendor accepts your offer to purchase the property.
The network partner must provide Alemax Property Group with copies of the required documents when the Expression of Interest is submitted.

Documents you will need to provide

Alemax Property Group will ask you to provide original or certified copies of the following documents.

Individuals

- *Australian or foreign passport;*
- *Australian driver licence;*
- *Australian proof-of-age card or foreign identity card; or*

Trusts

You will need to provide the trust deed, together with the individual identification information listed above for key position holders and beneficial owners.

Companies

You will need to provide company details, together with the individual identification information listed above for each beneficial owner who owns or controls 25% or more of the company.

Frequently asked questions

Why does AML/CTF legislation apply to real estate?

Real estate can be used to launder money because property transactions are high value, involve tangible assets, and may appear legitimate. Unlike some other money laundering methods, property can also generate a profit.

The legislation is designed to reduce the risk of money laundering through property purchases and sales. You can read more about the AML/CTF reforms here.

When does the AML/CTF legislation start?

The AML/CTF legislation takes effect on 1 July 2026.

What types of property transactions are covered?

The legislation applies to buying and selling property only, including residential, rural, land, off-the-plan, and commercial property.

Real estate agents and settlement Lawyers / Conveyancers must comply with the requirements.

What does this mean for me?

The legislation requires all real estate agents, including buyer's agents, to complete checks on property buyers and or sellers.

These checks are known as Customer Due Diligence (CDD), and may also be referred to as Know Your Customer (KYC) checks.

If you are buying or selling property as an individual, trust, or company, Alemax Property Group and its reporting network partners are legally required to:

- *verify your identity;*
- *ask about the purpose of the transaction;*
- *check whether you are a politically exposed person or listed on a sanctions list; and*
- *in most cases, request information about your source of funds or wealth.*

Your conveyancer, legal representative, or agent must also complete CDD checks.

Note: Offers or contracts signed before 1 July 2026
Settlements after 1 July 2026

If your offer was accepted, or your Contract of Sale was signed, before 1 July 2026, Alemax Property Group is not required to complete CDD checks.

However, if settlement occurs after 1 July 2026, your settlement Lawyer or conveyancer must complete the required CDD checks.

Australian Government
AUSTRAC

FIGHTING FINANCIAL CRIME TOGETHER

Helping prevent money laundering and financial crime

From 1 July 2026, changes to Anti-Money Laundering and Counter-Terrorism Financing Act 2006 mean that we now have a legal obligation to verify your identity before we can provide services to you.

These checks help protect the financial system and the community.

What this means for you

When we provide a service, you may be asked to:

- Verify your identity before using our services
- Explain how our services will be used
- Verify who owns or controls an account or business
- Keep your details up to date
- Provide additional information where required.

These checks are a **standard legal requirement** and apply to many customers and services.

Why this is necessary

Collecting this information helps us to:

- Protect customers and services from criminal abuse
- Support a safe and secure financial system
- Meet our legal obligations

Visit www.austrac.gov.au/general-public/why-you-might-be-asked-id **for more information.**

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