

## Questions on Notice – Anti-Money Laundering and Counter-Terrorism Financing Amendment Bill 2024 [Provisions]

### QUESTION

**Senator Paul Scarr:** "I'd say that also on the range of the matters raised by the Property Council of Australia, if you've got any particular drafting that you think would close out the issue and any exclusions that should potentially be drafted for. We want to make sure that the drafting captures the practical reality and is tight. I would find that useful. So can I ask you simply to take that on notice."

### ANSWER

The Property Council of Australia's submission raised four outstanding matters which required further investigation by the department:

- Defining the leasehold interest threshold at 20 years or less
- Residential site agreements and land lease
- Conjunction agreements, and
- Initial Refundable Deposits (IRDs).

In addition, the submission raised the screening of politically exposed persons (PEP) screening for low-risk transactions.

#### **Defining the leasehold interest threshold at 20 years or less**

Anti-Money Laundering and Counter-Terrorism Financing Amendment Bill 2024, page 58, line 30-31, strike out (f) and replace with:

(f) a leasehold interest under a lease for a term (excluding options for further terms) of 30 years or less

#### **Residential site agreements and land lease**

Update the Bill's Explanatory Memorandum to explicitly mention these exclusions under paragraph 306.

#### **Conjunction agreements**

Update the Bill's Explanatory Memorandum to explicitly clarify these arrangements.

#### **Initial Refundable Deposits (IRDs)**

Update the Bill's Explanatory Memorandum to explicitly mention these exclusions under paragraph 316.

#### **Politically exposed person (PEP) screenings**

The Property Council understands that the AML/CTF Rules will clarify the requirements for PEP screenings for low-risk transactions.