



## AML/CTF REFORM · EXPLAINER

# Why am I being asked to complete an AML check?

If Monarca Property Group PTY LTD has asked you to complete a check, you're not alone — and you haven't done anything wrong. A change in Australian law means businesses like Monarca Property Group PTY LTD now have to carry out an anti-money-laundering (AML) check on their clients.

### The short version

From **1 July 2026**, AML/CTF rules expand to cover many more professions. These rules help stop criminals from hiding or moving illegal money through everyday services. To play their part, firms now confirm who their clients are and screen them against money-laundering risks.

### What the check actually involves

It's more than an identity check. With a few details and your documents, your information is checked securely against a global anti-money-laundering database. In one quick step it confirms:

- ✓ **Identity** — that your photo ID is valid and genuinely yours.
- ✓ **Address** — that the residential address we hold for you is confirmed and up to date.
- ✓ **Sanctions** — that you're not on any government or international sanctions list.
- ✓ **Politically exposed persons (PEP)** — a standard screen applied to everyone.
- ✓ **Adverse media** — a scan of public records and reputable news sources.

These run for everyone — they're routine, automated, and usually take only a few minutes.

### What you'll need

## If you're an individual

- 1 A photo ID.** A driver licence or passport.
- 2 Confirming your address.** As part of our customer due diligence (the identity checks we carry out under the AML/CTF laws), we confirm your residential address — you may be asked for a recent document such as a utility bill or bank statement to help us do this.
- 3 A few details.** Just enough to run the checks above, securely online.

## If you're a company or trust

There are a couple of extra steps, because the law requires us to understand who really owns and controls the entity.

- 1 Your company extract or trust deed.** We use it to confirm the entity and identify everyone who ultimately owns or controls it.
- 2 Your beneficial owners.** Anyone holding **25% or more**, or who otherwise controls the business. These are the ultimate beneficial owners (UBOs).
- 3 An AML check on each of them.** The same quick check — photo ID, an address confirmation and the database checks — is run for every beneficial owner.

## Your information is safe

Your details are collected securely and used only to meet these legal obligations — never sold, and kept in line with privacy law.

### **Secure & private**

Bank-grade encryption. Only the information the law requires.

### **A few minutes**

Most people finish online in under five minutes.

### **Required by law**

A legal obligation under the AML/CTF Act — for every firm like ours.

## Still have questions?

That's completely understandable. Reach out to Monarca Property Group PTY LTD — they'll be happy to talk you through it and help you complete your check.

General information to help explain the changes, not legal advice.