# Investor Update

McGrath North Lakes
July 2026

## New AML/CTF Requirements for Real Estate begins

From 1 July 2026, Australia's real estate industry becomes subject to expanded Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) laws as part of the Federal Government's long-awaited "Tranche 2" reforms.

These changes extend existing AML/CTF obligations beyond banks and financial institutions to a range of professional service providers, including real estate agencies. The reforms are designed to strengthen Australia's financial system by reducing opportunities for criminals to use property transactions to conceal the proceeds of crime, launder funds or facilitate other illicit activities.

For real estate agencies, the new requirements primarily relate to the sale and purchase of property. Before acting in a sales transaction, agencies will be required to verify the identity of their clients, undertake customer due diligence and, in some circumstances, gather additional information about the ownership and source of funds involved in a transaction. Agencies will also be required to maintain records and have systems in place to identify and manage potential money laundering risks.

The good news for property investors is that these reforms do not extend to residential tenancy transactions. Property management services, including leasing, rent collection and routine tenancy management, are not captured by the new AML/CTF requirements. As a result, landlords and tenants should not experience any changes to the way their rental properties are managed.

At McGrath, we have been preparing for these reforms well ahead of the commencement date.

We have partnered with a leading AML/CTF compliance provider to implement robust systems and procedures that support secure, efficient and compliant client onboarding for property sales.

Our team has also completed specialised training to ensure they understand their obligations and can guide clients through the new requirements with confidence and professionalism.

While the legislation introduces new responsibilities for our industry, our focus remains unchanged: delivering exceptional service, protecting our clients' interests and maintaining the highest standards of professional practice.

By investing in the right technology, processes and training, we are well positioned to meet these new obligations while continuing to provide a seamless experience for our clients.

If you have any questions about how these changes may affect your dealings with our agency, please don't hesitate to contact our team.

Australian Government
AUSTRAC

For further information about AML/CTF, visit the official government AUSTRAC website.

07 3888 0098
northlakes@mcgrath.com.au
@mcgrathnorthlakes
McGrath North Lakes

McGrath
mcgrathmb.com.au

# Connecting, Collaborating, Learning

## RTA Education Session

Last month, our team attended a joint education session hosted by the Residential Tenancies Authority (RTA), Office of Fair Trading (OFT) and Office of the Commissioner for Body Corporate and Community Management (BCCM). We gained valuable insights to help us stay informed and continue delivering professional, up-to-date advice to our clients and tenants.


Lynn Smith and Marc Fidler from the RTA, with Shea Pearce and Laura Valenti

## Community Partnerships in Action

Our senior management team attended PITCH (Partners in Tenancy, Community & Housing), hosted by Encircle Community Services, to connect with housing and community partners across Moreton Bay and Brisbane North. The event strengthened collaboration to improve housing outcomes and address homelessness. Laura was honoured to receive a Meritorious Service Award in recognition of her long-term service to the community.


## EOFY Property Appraisals for SMSF Investors

If your investment property is owned by a Self-Managed Super Fund (SMSF), an up-to-date property appraisal may be required as part of your EOFY reporting and compliance obligations.
Our experienced sales team can provide a current market appraisal to help support your SMSF requirements and give you valuable insight into your property's current value.

Contact our Sales Team at SalesNorthLakes@mcgrath.com.au or call (07) 3193 5993

07 3888 0098
northlakes@mcgrath.com.au
@mcgrathnorthlakes
McGrath North Lakes

McGrath
mcgrathmb.com.au