

# ***The Property Institute***

**Carolyn Cody**

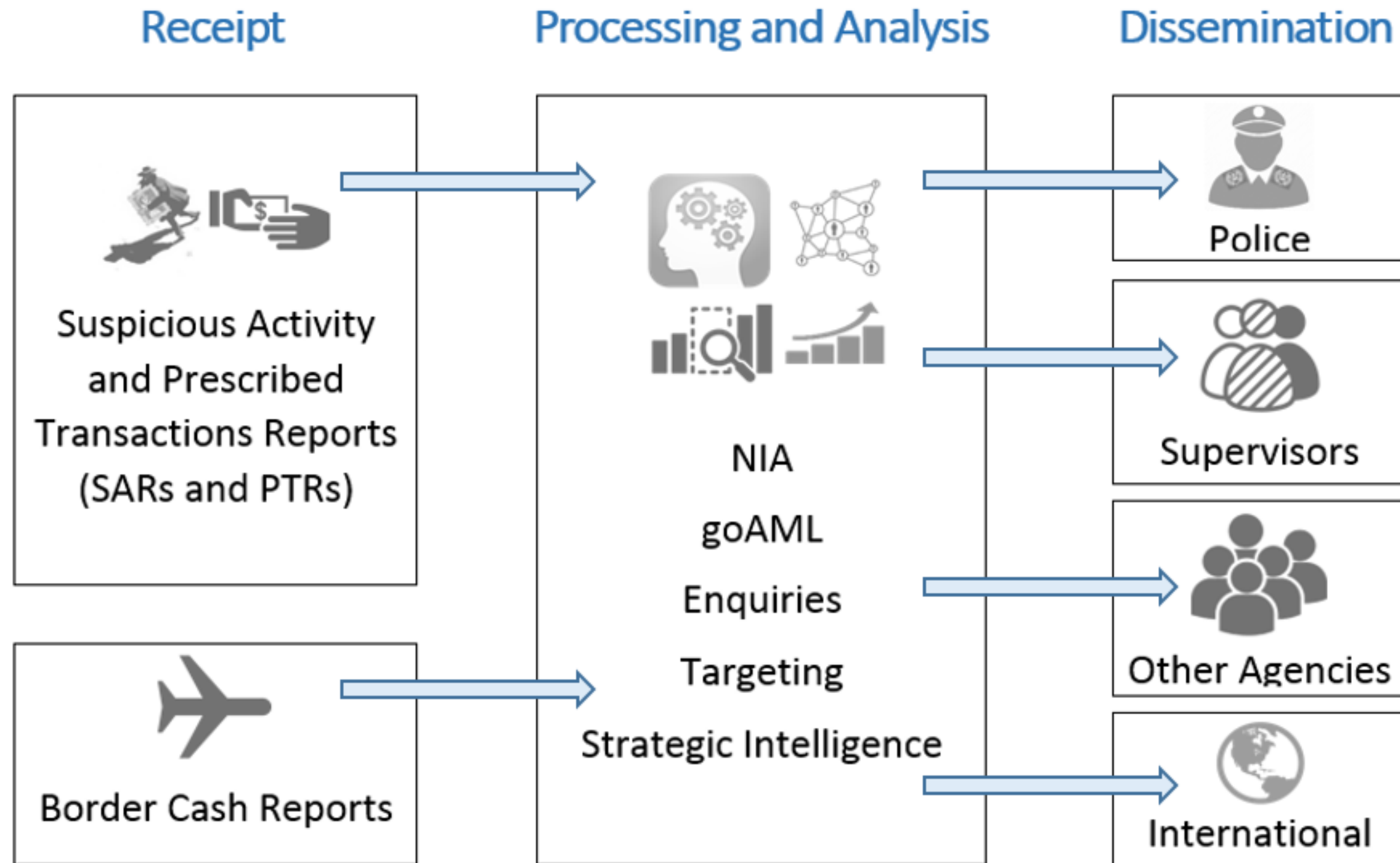
Manager – Training, Liaison and Compliance  
Financial Intelligence Unit | Financial Crime Group



# *House of Cash*



# Reports In – Intelligence Out



# *Statistics*

**Registered Reporting Entities = 370**

**STR                      10**

**SAR                      51**

**IFT                        0**

**LCT                        0**

# ***Detected***

- **High risk jurisdictions – Jersey, Cayman Islands, BVI**
- **Upon further questioning to on-board – stopped responding to emails and telephone calls – multiple SARs**
- **Unusually high deposit then negotiations fell through**
- **Multiple companies and Trusts involved – unable to show beneficial owner**
- **We are continuing the listing to avoid tipping off the vendor**



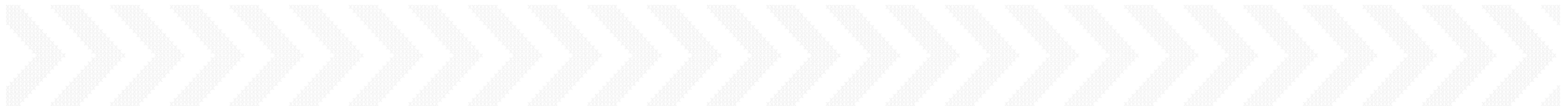
# ***What is suspicious?***

## **What is unusual?**

- In your industry
- In your business
- For your customer

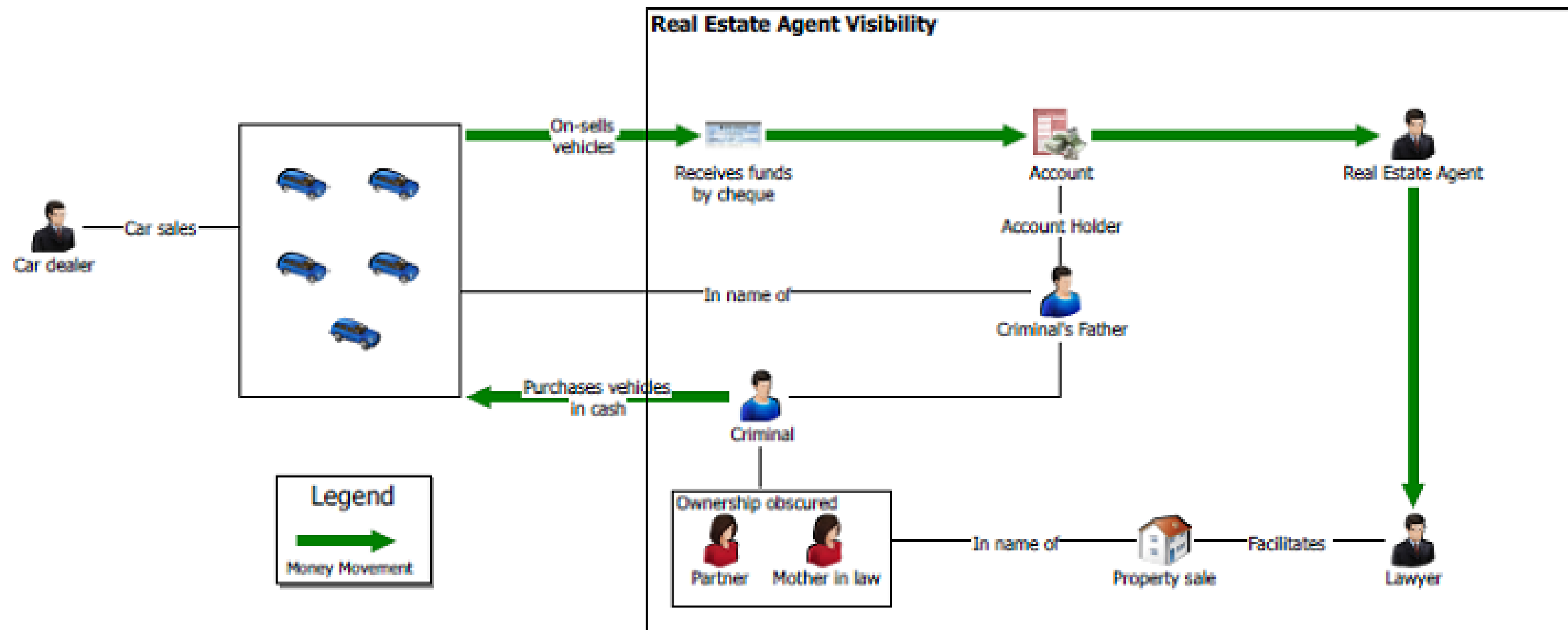
## **How do you know?**

- Know your industry
- Know your business
- Know your CUSTOMER

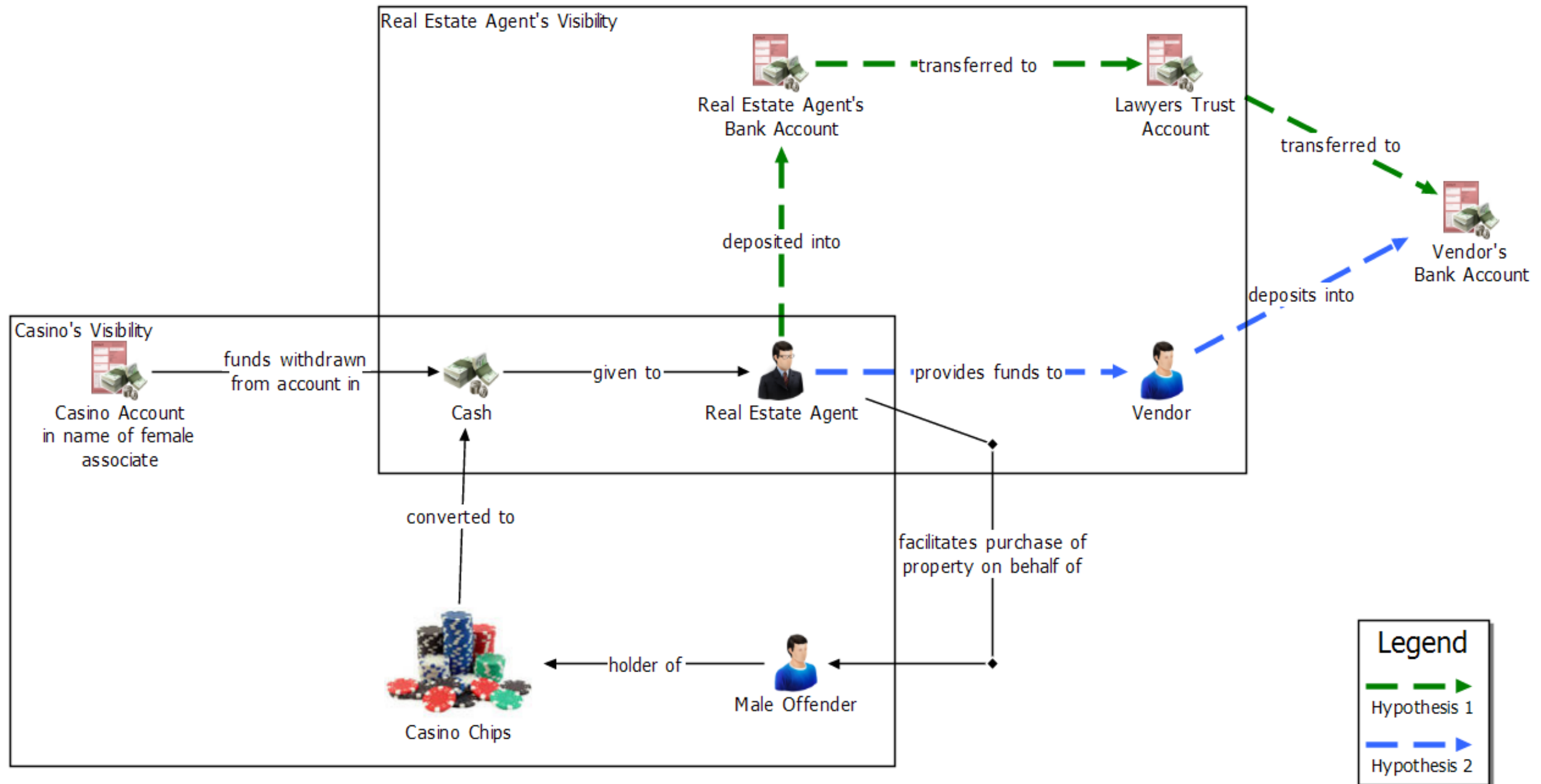


# ***How can the sector be used?***

- **Sale/purchase of real estate** (with proceeds of crime and for criminal use)
- **Rental property** ('legitimate' income, renovations etc.)
- **Cash laundering** (deposit, settlement payments, mortgage repayments, rentals)
- **Structured payments** (cash, cheque and electronic for the deposit and towards settlement, made to lawyers and agents)
- **'Loans' from unrelated associates, non-bank entities, trusts/companies offshore** (appearance of a legitimate loan)
- **Hiding ownership/control** (false identity, associates/third parties, trusts/companies)







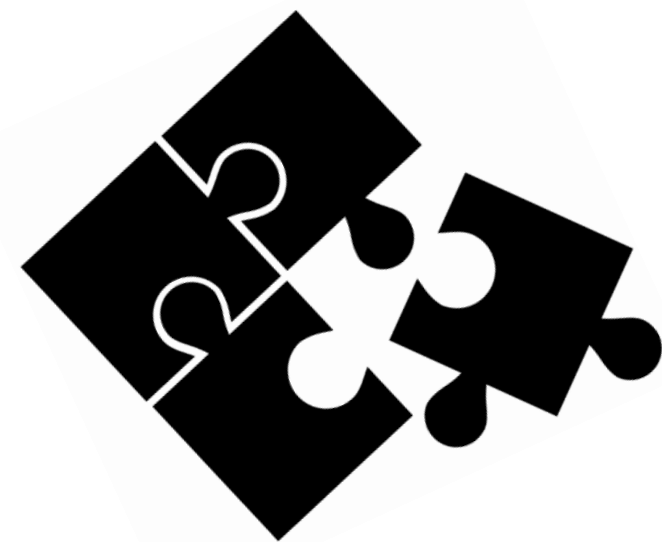
# Roles

## Professionals

- › Understand the deal
- › Understand the behaviour/motivation
- › Have an ongoing relationship
- › Can see their own trust account activity

## FIU

- › Criminal history
- › Information from partner agencies



## Bank

- › Transactions
- › Use of account
- › Financial network
- › Income and financial history

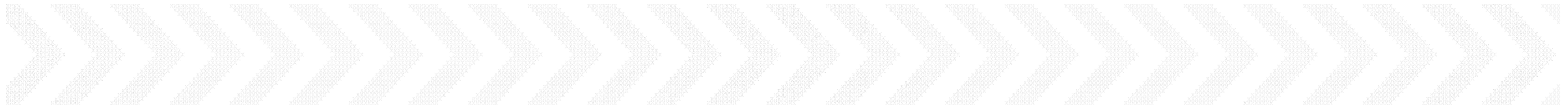
## Police

- › Investigation information
- › Information from partner agencies



# ***Restraints***

<u>Asset Type</u>	<u>2016-17</u>	<u>2017-18</u>
Lifestyle Block	1,368,000	3,716,000
Residential Property	18,021,000	39,292,839
Bank Account	81,362,562	7,084,569





## > Headlines

“Couple to lose farm  
after judge rejects  
innocent explanations  
for \$730k cash”

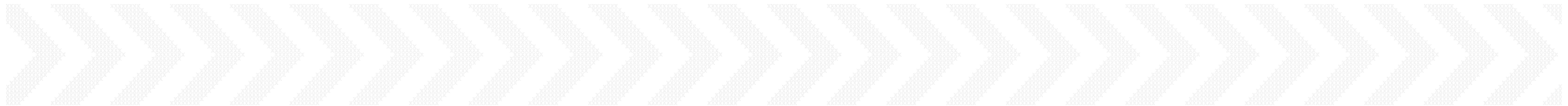
“NZ Police help free children in Philippines  
from sexual exploitation”

“Drugs, cash and firearm  
seized in Alexandra”

“More Kawerau police  
raid drug-accused deny  
charges”

“\$20m of cocaine seized in Tauranga by  
Police and Customs”

# ***Operation Genoa***





# Assets Seized

8 arrested during 29 search warrants Auckland and Nelson

lengthy investigation into the manufacture and supply of methamphetamine in the Auckland region.

\$3 million in assets including:

- a Ferrari, Porsche, Maserati and numerous motor vehicles,
- a 30 foot launch,
- five properties,
- gold bullion, silver ingots
- and in excess of \$2 million in cash.
- Methamphetamine









## Anti-Money Laundering and Countering Financing of Terrorism (AML/CFT) Reporting go-AML Production (Live) Environment

Welcome to the New Zealand Financial Intelligence Unit (FIU) online reporting facility for submission of Prescribed Transactions Reports (PTRs), Suspicious Transaction Reports (STRs), and secure communication with the FIU.

This facility is available to all reporting entities as defined in Section 5 of the AML/CFT Act 2009, and Financial Institutions as defined in Section 3 of the Financial Transactions Reporting Act 1996.

### New Password Requirements

As of 8 November 2017, goAML user passwords must:

- be between 10 and 20 characters long;
- contain at least one upper case character;
- contain at least one lower case character;
- contain at least one number; and
- not contain any special characters (e.g. &\*# etc.)

› <https://fiu.police.govt.nz>

› [www.apgml.org](http://www.apgml.org)

› [www.austrac.govt.au](http://www.austrac.govt.au)

› [www.dia.govt.nz](http://www.dia.govt.nz)

› [www.fatf-gafi.org](http://www.fatf-gafi.org)



## Resource Library

The following information has been prepared by the New Zealand Financial Intelligence Unit (FIU) for reporting entities. The information has been developed to assist reporting entities to submit reports to the NZ FIU using goAML. goAML is the prescribed method by which reports must be submitted to the NZ FIU.

Prior to registering with the NZ FIU, reporting entities need to confirm their reporting obligations with their sector supervisor.

### Key Contacts

To confirm your reporting obligations and for further obligation guidance, please contact your sector supervisor:

[Department of Internal Affairs \(DIA\)](#) | [Financial Markets Authority \(FMA\)](#) | [Reserve Bank of New Zealand \(RBNZ\)](#)

For goAML information and technical assistance, please email [goaml@police.govt.nz](mailto:goaml@police.govt.nz).

### Registering with the Financial Intelligence Unit

Please choose one of the links below for full registration instructions:

> [Registering a new Reporting Entity \(Organisation\)](#) | > [Registering a new User \(Person\)](#)





# *Contact Details*

**goAML Message Board**

**Email:** [goaml@police.govt.nz](mailto:goaml@police.govt.nz)

