



To make Singapore a great city to live, work and play

### Compliance with Anti-Money Laundering and Terrorism Financing regulations

1. Singapore has a robust Anti-Money Laundering and Terrorism Financing (AMLTF) regulatory regime in place to ensure that Singapore is not a safe haven for money laundering (“ML”) and terrorism financing (“TF”).
2. As part of Singapore’s AMLTF regime, the Developers (Anti-Money Laundering and Terrorism Financing) Act, Housing Developers (Anti-Money Laundering and Terrorism Financing) Rules and Sale of Commercial Properties (Anti-Money Laundering and Terrorism Financing) Rules (“AMLTF legislation”) play an important role in countering ML and TF threats in Singapore’s real estate sector. Under the AMLTF legislation, property developers are required to:
  - a. screen property purchasers against the lists of entities and designated individuals, as required under the Terrorism (Suppression of Financing) Act 2002 and the United Nations Act 2001, as well as lists provided by relevant Singapore authorities;
  - b. perform appropriate customer due diligence (“CDD”) checks on intending property purchasers based on their risk profiles, with proper records and documentation;
  - c. perform ongoing CDD measures on past purchasers to ensure that the information obtained earlier is adequate and consistent with the developer’s knowledge of the purchaser. For high-risk transactions, developers will have to increase the frequency of ongoing CDD measures; and
  - d. file a Suspicious Transaction Report (“STR”) to the Suspicious Transaction Reporting Office (“STRO”) of the Commercial Affairs Department if developers know or have reasonable grounds to suspect that any property may be connected to a criminal activity.
3. Developers are reminded to comply with the requirements in the AMLTF legislation, as elaborated in the AMLTF guidelines at <https://go.gov.sg/ura-amltf>. To ensure developers comply with the requirements and have sufficiently robust controls in place, the Controller will conduct regular audit checks on developers. Under the AMLTF legislation, the Controller may revoke, or suspend for a period not exceeding 12 months, any licence granted to the licensed housing developer, if the developer contravenes any provisions in the AMLTF legislation.

### Review of transactions by developers

4. The Controller has received information that the following individuals could be involved in illicit activities:

S/N	Name	FIN Number
1	Su Haijin	GXXXX669N
2	Vang Shuiming or Wang Shuiming	GXXXX655N
3	Zhang Ruijin	GXXXX008T
4	Lin Baoying	GXXXX184U
5	Su Baolin	GXXXX979P
6	Su Jianfeng	GXXXX961L
7	Chen Qingyuan	GXXXX989P
8	Wang Dehai	GXXXX216P
9	Wang Baosen	GXXXX782X
10	Su Wenqiang	MXXXX959N

5. To facilitate ongoing investigations and deter further ML/TF activities by the suspects or other high-risk purchasers, developers are reminded to file STR with the STRO via STRO Online Notices and Reporting platform ("SONAR") as soon as possible if:
  - a. the persons in paragraph 4 had bought properties in projects developed by your companies;
  - b. the persons in paragraph 4 are intending purchasers of projects developed by your companies;
  - c. there are any suspicions of past and intending purchaser(s) (including individuals or entities potentially linked to the persons in paragraph 4) engaging in ML/TF activities that surface via the CDD checks or ongoing monitoring of transactions.
  
6. When filing a STR connected to the above matter, in SONAR, please indicate "**Project Cerulean**" under the "**Notice Reference Number**" field in the first page of the STR form. Please note that you will require a SONAR account to file STRs. You may wish to refer to the SONAR user guide at <https://www.police.gov.sg/sonar> on how to create a SONAR account.
  
7. If you need assistance, please contact SPF and/or URA via the email addresses below.

Query	Contact
Matters related to SONAR account, such as creation of new SONAR account or access to existing SONAR account	Email your queries to <a href="mailto:SPF_STRO_IT_Team@spf.gov.sg">SPF_STRO_IT_Team@spf.gov.sg</a>
Filing of STR	Email your queries to <a href="mailto:SPF_STRO_IT_Team@spf.gov.sg">SPF_STRO_IT_Team@spf.gov.sg</a>
All other matters	Email your queries to <a href="mailto:ura_coh_registry@ura.gov.sg">ura_coh_registry@ura.gov.sg</a>

LING HUI LIN (MS)  
 CONTROLLER OF HOUSING  
 URBAN REDEVELOPMENT AUTHORITY

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