



Australian Government
**Australian Transaction Reports
and Analysis Centre**

Exemption

Section 248 of the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006*

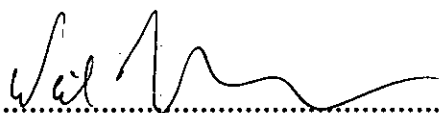
I, Neil J Jensen PSM, AUSTRAC CEO, pursuant to paragraph 248(1)(a) of the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF Act)*, hereby exempt Metro Real Estate Services Pty Ltd ABN 38 096 688 998 of Suite 502, Level 5, 441 St Kilda Road, Melbourne, VIC, 3004 (**Metro Real Estate**), from the following specified provisions of the AML/CTF Act:

- (a) item 35 in Table 1, subsection 6(3) (the **specified designated service**).

Conditions

Pursuant to paragraph 248(2)(b) of the AML/CTF Act, the exemption is subject to the following conditions:

1. Metro Real Estate must inform the AUSTRAC CEO or delegate of any changes that may affect the exemption and/or conditions imposed by this written instrument within 14 days from when the relevant change occurs.
2. The provision of the specified designated service by Metro Real Estate involves the issue of units in a management rights scheme.


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Neil J Jensen PSM, AUSTRAC CEO

.....10/6/.....2009

Important Notice to person named in this instrument

1. Any request for a change to this instrument must be submitted to the AUSTRAC CEO or approved delegate within 14 days from when the change is sought.
2. Pursuant to subsection 248(3), the person granted the exemption must comply with the conditions set out in the instrument. Failure to comply with those conditions may result:
 - in the revocation of the exemption; and
 - the AUSTRAC CEO making an application to the Federal Court of Australia for a civil penalty order requiring the person to pay a pecuniary penalty in respect of such a breach.
3. It is an offence under sections 136 and 137 of the AML/CTF Act to provide false and misleading information or false documents. If any of the information submitted by the applicant or its representatives is found to be false and misleading, the exemption may be revoked, and action may be initiated against the applicant.
4. The person granted the exemption may request the AUSTRAC CEO at any time to change the exemption.