

Developers and Investors

Option 1
✓ Developer holds
✓ Receives rents and NRAS Incentive
✓ Tax Offset and capital gain

Option 2
✓ Developer and QAHC sell to investor
✓ Investor receives rent and NRAS Tax Offset

Option 3
✓ Land donated by NFP partner
✓ NFP and QAHC build
✓ Debt funded and community owned

Commonwealth and State Governments

Annual reporting ↑
Financial incentives ↓

Queensland Affordable Housing Consortium Ltd [QAHC]

Not For Profit Housing managers

✓ Tri-partite Property Management Agreement [Owner-QAHC & Manager]
✓ Experienced, accredited providers
✓ Fee for service

✓ RTA-lease to eligible tenants – incomes up to \$82k pa

Tax Offset [Options 1 and 2]

10-year Head Lease

Insured Income Stream

P.M.A

Net rent

Performance reports