



Better Fee Arrangements for Investors

Frequently Asked Questions

Are AHC's fee's increasing as a result of this?

No, the fees that we collect will remain the same and the amount of the state payment that you receive in your account will remain the same. The difference is that instead of you receiving an invoice from AHC for our management fee, we will simply share the state payment.

How can I be sure that I will benefit from this?

AHC have obtained independent advice and modelling from accounting firm HLB Mann Judd which demonstrates the benefits to investors. AHC have also engaged HLB Mann Judd to provide AHC's investors free information relating to the financial and tax implications of the new agreement. We welcome you to contact Andrew Burns from HLB Mann Judd on (08) 8130 5000

All circumstances are different and you should seek your own financial and tax advise prior to agreeing to these changes.

If I want to ask my accountant or read more myself, what information do you have?

We have created this pack to read yourself or to provide to your accountant.

[HLB Mann Judd advice and modelling](#)

[Private Tax Ruling 1012948554241](#)

[Product Tax Ruling PR 2014/1](#)

Can this apply for the NRAS 15/16 year?

Yes, and all future years for the remainder of the agreement.

Can this effect the NRAS incentive or my eligibility for the incentive in any way?

No, the incentive, compliance and payments are independent of AHC's fees and cannot be effected by altering the commercial arrangements between AHC and Investors.

Has this arrangement been approved by the Australian Tax Office?

Yes, AHC and an investor (Paul Mitchell) have obtained private tax rulings that relate to the amended fee structure, they may be found in the information pack.

Do I have to change?

No, this is an 'opt in' arrangement.

What if I change my mind later?

We don't know why you would, but you may opt out at a later date if you wish

Is this change supported by Government?

It is up to the approved participant and investors to make their own commercial arrangements however AHC has advised the relevant State and Commonwealth Departments of the proposed changes and has acquired their tacit support.

Are there any other changes to the agreement?

No, your entitlements, rights and responsibilities will not change in any way.

What do I need to do?

You may elect to opt in now by clicking the link below, AHC will also send you a reminder email in mid-September. You must decide to opt in before the state payment is issued which we expect will be some time in October. AHC will not reissue documentation once it has been issued but we will accept your election to apply to future years.



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If you decide 'yes' we will arrange for a new agreement to be sent to you. You will need to sign the new agreement and send it back. We have provided a blank agreement in the information pack by way of example, your agreement will have your details on it and reflect the correct fee sharing arrangement.

If you decide to remain as is, you don't need to do anything.

I've already done my tax for the 15/16 year, what can I do?

The Refundable Tax Offset and net State Payment will be the same in any case. You may still elect to opt in and you will receive the appropriate paperwork. In order to obtain the benefit for the 15/16 year you would need to make an amendment to your tax return.

Where can I get more information?

You are welcome to call Affordable Housing Consulting and we will answer any questions you have. We are not practicing accountants and so we can't provide you with tax advice.