



22 February 2019

**NATIONAL RENTAL AFFORDABILITY SCHEME (NRAS)
FEDERAL PAYMENT - REFUNDABLE TAX OFFSET CERTIFICATE**

RETAIN FOR TAX ASSESSMENT PURPOSES FOR THE 2016/2017 FINANCIAL YEAR

Please note the Australian Government has completed its compliance checks of NRAS properties managed by Ethan Affordable Housing Ltd and has issued our group Refundable Tax Offset Certificate. The Certificate relates to the 2016/2017 NRAS year.

Pursuant to the *National Rental Affordability Scheme Act 2008 (Cth)*, *National Rental Affordability Scheme Regulations* and the *Income Tax Assessment Act 1997 (Cth)*, an eligible investor is entitled to claim the incentive amount related to a property with an NRAS allocation as part of a 2017 Tax Return.

Property Details

| | |
|---|--|
| Dwelling ID: | 1-I2O-1274 |
| Address: | C811/11 Shamrock Street Abbotsford VIC 3067 |
| Eligibility period during the 2016/2017 NRAS Year: | 1 May 2016 to 30 Apr 2017 |
| Federal Government Incentive Amount: | \$8,286.03 |

Claiming a Refundable Tax Offset Certificate (RTOC)

If eligible investors wish to receive a cash benefit of an RTOC, the incentive amount indicated above should be claimed in a 2017 tax return.

For further information regarding RTOCs, Eligibility requirements, how to claim the RTOC other tax related NRAS information please refer to the Australian Taxation Office web page at:

<https://www.ato.gov.au/General/Property/In-detail/Rental-affordability-scheme/National-rental-affordability-scheme---refundable-tax-offset-and-other-taxation-issues/>

If you require further clarification in relation to your individual taxation position, eligibility requirements and or tax advice, it is important to speak to your accountancy professional.

Yours faithfully

Ethan Affordable Housing

22 February 2019

**NATIONAL RENTAL AFFORDABILITY SCHEME (NRAS)
FEDERAL PAYMENT - REFUNDABLE TAX OFFSET CERTIFICATE**

RETAIN FOR TAX ASSESSMENT PURPOSES FOR THE 2015/2016 FINANCIAL YEAR

Please note the Australian Government has completed its compliance checks of NRAS properties managed by Ethan Affordable Housing Ltd and has issued our group Refundable Tax Offset Certificate. The Certificate relates to the 2015/2016 NRAS year.

Pursuant to the *National Rental Affordability Scheme Act 2008 (Cth)*, *National Rental Affordability Scheme Regulations* and the *Income Tax Assessment Act 1997 (Cth)*, an eligible investor is entitled to claim the incentive amount related to a property with an NRAS allocation as part of a 2016 Tax Return.

Property Details

| | |
|---|--|
| Dwelling ID: | 1-I2O-1274 |
| Address: | C811/11 Shamrock Street Abbotsford VIC 3067 |
| Eligibility period during the 2015/2016 NRAS Year: | 1 May 2015 to 30 Apr 2016 |
| Federal Government Incentive Amount: | \$8,187.78 |

Claiming a Refundable Tax Offset Certificate (RTOC)

If eligible investors wish to receive a cash benefit of an RTOC, the incentive amount indicated above should be claimed in a 2016 tax return.

For further information regarding RTOCs, Eligibility requirements, how to claim the RTOC other tax related NRAS information please refer to the Australian Taxation Office web page at:

<https://www.ato.gov.au/General/Property/In-detail/Rental-affordability-scheme/National-rental-affordability-scheme---refundable-tax-offset-and-other-taxation-issues/>

If you require further clarification in relation to your individual taxation position, eligibility requirements and or tax advice, it is important to speak to your accountancy professional.

Yours faithfully



Ethan Affordable Housing



Super
ETHAN
AFFORDABLE HOUSING

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Ethan Affordable Housing A.B.N. 22 135 818 245

2 August 2017

Zhu Hong Cai
22 Cochrane Street
Brighton VIC 3186

Dear Zhu Hong Cai,

ETHAN LEASE PAYMENT REMITTANCE STATE PAYMENT – CHEQUE

The Australian Government has now completed its compliance checks on your property. Pursuant to the Ethan Head Lease Agreement please find below a cheque for the value of the state portion of the 2015/2016 NRAS incentive.

Property Details

Address:

Lot number: 811C

C811/11 Shamrock Street Abbotsford VIC 3067

Period of ownership during
the 2015/2016 Year:

01/05/2015 to 30/04/2016

Your State Incentive Payment (after fees): **\$1,553.60**

It is important to note that the above amount only relates to the value of the State Government's component of the National Rental Affordability Scheme incentive.

If you require further advice in relation to this payment, please contact the Ethan Team at contactus@ethanhousing.com.au or phone on 03 9830 2669.