



**Australian
Competition &
Consumer
Commission**

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Our Ref: 47302
Contact Officer: Tanya Hobbs
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1 November 2011

Mr Mark Fowler
Director
Neumann & Turnour
Level 1, Quay Central
95 North Quay
Brisbane QLD 4000

Dear Mr Fowler

Third line forcing notification N95608 lodged by Queensland Affordable Housing Consortium Ltd

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 19 October 2011. The notification has been placed on the ACCC's public register.

Queensland Affordable Housing Consortium Ltd (QAHC) proposes to offer certain administrative and reporting services to investors in rental dwellings that wish to participate in the National Rental Affordability Scheme (NRAS). QAHC proposes to offer these services on the condition that an investor will enter a contract with QAHC to form a NRAS consortium, between QAHC and the investor, in relation to each of the investor's rental dwellings to be covered by the NRAS.

Under the contract between QAHC and the investor, QAHC will act as agent and attorney for all dealings with respect to that dwelling within the scope of the NRAS and the investor will be required to:

- enter a contract with a property manager selected by QAHC, with the contract to be entered into by QAHC acting under a power of attorney on the investor's behalf;
- enter a contract with a tenant selected by the property manager, with the contract to be entered into by the property manager or QAHC acting on the investor's behalf;

- receive supplies from repair and maintenance contractors selected and arranged for by the property manager; and
- enter into a contract of insurance (which may include public liability, property and landlord's insurance) with the insurer nominated by QAHC.

Legal immunity conferred by the notification will commence on 2 November 2011.

On the basis of the information that you have provided, it is not intended that further action be taken in this matter at this stage.

As with any notification, please note that the ACCC may act to remove the immunity afforded by the notification at a later stage if it is satisfied that the likely benefit to the public from the conduct will not outweigh the likely detriment to the public from the conduct.

This assessment has been made on the basis that QAHC will disclose all relevant terms and conditions to prospective clients.

A copy of this letter has been placed on the ACCC's public register. If you wish to discuss any aspect of this matter, please do not hesitate to contact Tanya Hobbs on (02) 6243 1029.

Yours sincerely



Dr Richard Chadwick
General Manager
Adjudication Branch