

From: [REDACTED]
To: [Howells, Sandra](#)
Subject: Re: Block [REDACTED] Section [REDACTED] Whitlam
Date: Monday, 15 May 2023 1:23:21 PM
Attachments: [REDACTED]

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Hi Sandra,

Thank you very much for your time. Regarding copy of approved plan, I have explained the ALN Constructions in my previous email, however, I will again check [REDACTED].

Any update about forth document i.e. inclusion of completion date of house in the Construction Agreement, please?

Kind regards

[REDACTED]

On Mon, 15 May 2023 at 11:13 am, Howells, Sandra <Sandra.Howells@act.gov.au> wrote:

OFFICIAL

Hi [REDACTED]

[REDACTED]

Let me know how you get on.

Regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | E: Sandra.Howells@act.gov.au

Suburban Land Agency | ACT Government

[480 Northbourne Avenue Canberra ACT 2601](#) | GPO Box 158 Canberra ACT 2601

www.suburbanland.act.gov.au

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From: [REDACTED] >
Sent: Friday, 12 May 2023 1:18 PM
To: Howells, Sandra <Sandra.Howells@act.gov.au>
Subject: Re: Block [REDACTED] Section [REDACTED] Whitlam

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Hi Sandra

Hope you are doing well.

As you know, ALN Constructions responded to my requirement for provision of following 4 documents:

- 1) Builder's Public Liability Insurance
- 2) Builder's Material Damage Insurance
- 3) Construction Agreement (mentioning date of completion/timeframe)
- 4) Approved Plans

As usual, ALN Constructions has provided me with the above documents without having a look at the [REDACTED]. They have been doing this with us for the last 17 months. However, this time both [REDACTED]. For

that improvement, credit goes to SLA.

In response to ALN Constructions yesterday's email, I have requested them (with cc to you) to update the Construction Agreement as the date of completion of the project is not mentioned in the Agreement, which is the specific requirement [REDACTED]. By the way, the date of completion of the project as published by SLA is "Mid to Late 2023". However, I suggested ALN Constructions to address this requirement by issuing an additional one paragraph Agreement with reference to our earlier Construction Agreement of 2021.

As regards approval of Building Plan is concerned, I had been receiving more or less the same response i.e. "as and when it is available, it will be provided".

[REDACTED]

In the above circumstances, it is requested to please help us by getting the following outstanding two documents:

- 1) Constructions Agreement (Revised, additional or whatever is appropriate) mentioning the date of completion as published by SLA i.e. Mid to Late 2023.
- 2) Approved Plans/approvals

Kind regards

[REDACTED]

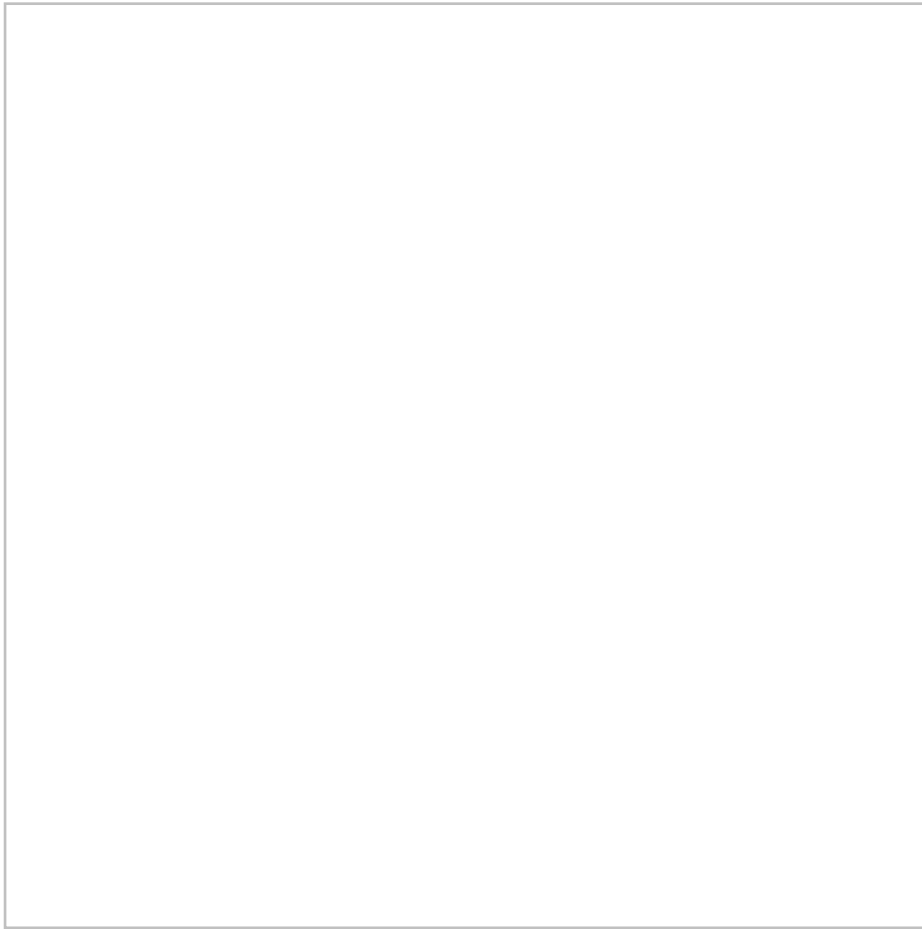
On Thu, 11 May 2023 at 1:16 pm, [REDACTED] wrote:

Hello Haseeb and Sandra

Thanks for your email. [REDACTED]. Let's see what they say.

[REDACTED]

[REDACTED]



Waiting for your response with regard to inclusion of a clause relating to completion date of the project in the Construction Agreement; and Plan Approval date / timeframe as narrated above.

Kind regards






On Thu, 11 May 2023 at 12:21 pm, Haseeb khan [REDACTED] <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)> wrote:

Hello,

Please find attached the documents requested. I will forward the approved plans as soon as I receive them from the certifier.

If you have any questions feel free to contact me at your earliest convenience.
Thank you.

Regards,

 Haseeb Khan



Operations Manager
ALN Construction Group Pty Ltd

m [REDACTED]

e: [REDACTED]@alngroup.com.au

From: [Haseeb khan](#)
To: [Howells, Sandra](#)
Cc: [ACT Affordable Home Purchase](#); [Ahmed Sukhera](#)
Subject: Re: Urgent Documents requested [REDACTED] Whitlam
Date: Tuesday, 16 May 2023 8:51:04 AM

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Hello Sandra,

Hope you are well.

The building contract states 30 days after the building approval. I am hoping to receive the building approvals by the end of this week or the start of next week as all the documentation has been lodged with the certifier. I will forward them to all the clients as soon as I receive them.

The completion date would be 180 business days from the start of the build.

If you have any questions feel free to contact me at your earliest convenience. Thank you.

Regards,



Haseeb Khan

Operations Manager

ALN Construction Group Pty Ltd

m: [REDACTED]

e: [REDACTED]@alngroup.com.au

On Mon, May 15, 2023 at 2:12 PM Howells, Sandra <Sandra.Howells@act.gov.au> wrote:

OFFICIAL

Good afternoon, Haseeb,

Thank you for providing the documents to [REDACTED] as previously requested.
Would you also provide the following:

- 1) an update to the Construction Agreement as the date of completion of the project is not mentioned in the Agreement, which is the [REDACTED]
- 2) Approved Plans/approvals (a copy of the proposed plans provided to ACTPLA for approval) The lender will use these and rely on the approved version once they are available.

[REDACTED]

Thank you.

Kind regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | **E:** Sandra.Howells@act.gov.au

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From: [Howells, Sandra](#)
To: [Haseeb khan](#)
Cc: [ACT Affordable Home Purchase](#); [Ahmed Sukhera](#)
Subject: RE: Urgent Documents requested for buyers lender [REDACTED] Whitlam
Date: Tuesday, 16 May 2023 9:03:43 AM
Attachments: [REDACTED]

OFFICIAL

Hi Haseeb,

Thanks for your reply to my email. I'm glad to know the building approvals are imminent and I'm sure the buyers will be pleased to hear from you shortly.

Regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | E: Sandra.Howells@act.gov.au

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From: Haseeb khan [REDACTED]@alngroup.com.au>
Sent: Tuesday, 16 May 2023 8:51 AM
To: Howells, Sandra <Sandra.Howells@act.gov.au>
Cc: ACT Affordable Home Purchase <affordablehomepurchase@act.gov.au>; Ahmed Sukhera [REDACTED]@alngroup.com.au>
Subject: Re: Urgent Documents requested for buyers lender [REDACTED] Whitlam

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Hello Sandra,

Hope you are well.

The building contract states 30 days after the building approval. I am hoping to receive the building approvals by the end of this week or the start of next week as all the documentation has been lodged with the certifier. I will forward them to all the clients as soon as I receive them. The completion date would be 180 business days from the start of the build.

If you have any questions feel free to contact me at your earliest convenience. Thank you.

Regards,



Haseeb Khan

Operations Manager

ALN Construction Group Pty Ltd

m: [REDACTED]

e: [REDACTED]@alngroup.com.au

On Mon, May 15, 2023 at 2:12 PM Howells, Sandra <Sandra.Howells@act.gov.au> wrote:

OFFICIAL

Good afternoon, Haseeb,

Thank you for providing the documents to [REDACTED] as previously requested. Would you also provide the following:

- 1) an update to the Construction Agreement as the date of completion of the project is not mentioned in the Agreement, which is the [REDACTED].
 - 2) Approved Plans/approvals (a copy of the proposed plans provided to ACTPLA for approval)
- The lender will use these and rely on the approved version once they are available.

[REDACTED].

Thank you.

Kind regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | E: Sandra.Howells@act.gov.au

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From: [Howells, Sandra](#)
To: [Haseeb khan](#)
Cc: [ACT Affordable Home Purchase](#)
Subject: Re: Urgent Documents requested for buyers lender [REDACTED] Whitlam
Date: Tuesday, 30 May 2023 10:02:13 AM

OFFICIAL

Hi Haseeb,

I'm following up on a previous email from 15 May when we requested the following documents for [REDACTED] Whitlam. Could you please provide as a matter of urgency.

(1) Updated/ Amended Construction Agreement reflecting date of completion of the project, which is the specific requirement of the [REDACTED]; and (2) Approved Plans/ Approvals.

[REDACTED].
An update on the construction progress would also be appreciated by the buyers from ALN Constructions.

Thank you we look forward to confirmation of the above as soon as possible.

Regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | E: Sandra.Howells@act.gov.au

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From: [Redacted]
To: [ACT Affordable Home Purchase](#)
Subject: Fwd: Construction Commencement
Date: Wednesday, 31 May 2023 2:34:34 PM
Attachments: [Redacted]

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Please find attached
Sent from my iPhone

Begin forwarded message:

From: Haseeb khan [Redacted]@alngroup.com.au>
Date: 24 May 2023 at 2:48:04 pm AEST
To: [Redacted]
Cc: [Redacted]
Subject: Re: Construction Commencement

[Redacted]

Regards,



Haseeb Khan

Operations Manager

ALN Construction Group Pty Ltd

m: [Redacted]

e: [Redacted]@alngroup.com.au

On Wed, May 24, 2023 at 2:19 PM [Redacted]

> wrote:

[Redacted]



Regards,



24th May 2023

Hello [REDACTED],

Hope you are well.

The Construction has commenced on the block [REDACTED] Section [REDACTED] Whitlam [REDACTED] (Whitlam 2611 ACT). Site cut and Piers are done. The drainage is starting on 30th May 2023 and the concrete slab is expected to start on 5th of June 2023.

Regards,

Ahmed Sukhera

Director

ALN Construction Group

Phone: [REDACTED]

Email [REDACTED]@alngroup.com.au

From: [Haseeb khan](#)
To: [Howells, Sandra](#)
Cc: [ACT Affordable Home Purchase](#); [Ahmed Sukhera](#)
Subject: Re: Urgent Documents requested [REDACTED] Whitlam
Date: Wednesday, 31 May 2023 9:27:54 AM

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Hello Sandra,

Hope you are well.

As mentioned previously, all the documentation has been submitted to the certifier for Building Approvals. Hopefully by the end of the week.

I have explained to the clients of block [REDACTED] section [REDACTED] whitlam on numerous occasions. A copy will be sent out to the clients as soon as I receive them. Construction period is 270 business days and commencement date is 30 days after the building approvals.

If you have any questions feel free to contact me at your earliest convenience. Thank you.

Regards,



Haseeb Khan

Operations Manager

ALN Construction Group Pty Ltd

m: [REDACTED]

e: [REDACTED]@alngroup.com.au

On Tue, May 30, 2023 at 10:02 AM Howells, Sandra <Sandra.Howells@act.gov.au> wrote:

OFFICIAL

Hi Haseeb,

I'm following up on a previous email from 15 May when we requested the following documents for B [REDACTED] S [REDACTED] Whitlam. Could you please provide as a matter of urgency.

(1) Updated/ Amended Construction Agreement reflecting date of completion of the project, which is the [REDACTED]; and (2) Approved Plans/ Approvals.

[REDACTED]

An update on the construction progress would also be appreciated by the buyers from ALN Constructions.

Thank you we look forward to confirmation of the above as soon as possible.

Regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

T: 6205 0687 | E: Sandra.Howells@act.gov.au

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