

**From:** [Haseeb khan](#)  
**To:** [ACT Affordable Home Purchase](#)  
**Cc:** [Ahmed Sukhera](#)  
**Subject:** Re: FW: Block [REDACTED] section [REDACTED] Whitlam  
**Date:** Thursday, 14 October 2021 12:54:55 PM

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Hello Tegan,

We will start these in the first quarter of 2023 as we are hoping the land would be settled in june 2022.

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 Thu, Oct 14, 2021 at 11:55 AM ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

**OFFICIAL**

Hi Haseeb

Just tried calling to confirm the completion date for these? As your other lot was brought forward I just wanted to confirm what the anticipated quarter for these sections was?

Thanks

Teagan

**Teagan Valeri | Manager, Affordable Housing  
ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

**ACT Government** | GPO Box 158 Canberra ACT 2601

[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

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**From:** ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Sent:** Thursday, 14 October 2021 11:48 AM  
**To:** Haseeb khan <[REDACTED]@alngroup.com.au>; ACT Affordable Home Purchase

<[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>

**Cc:** Ahmed Sukhera <[REDACTED]@alngroup.com.au>

**Subject:** RE: FW: Block [REDACTED] section [REDACTED] Whitlam

OFFICIAL

Hi Haseeb

Yes I can confirm we are releasing them all together, today.

Cheers

Teagan

**Teagan Valeri** | Manager, Affordable Housing  
**ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

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**From:** Haseeb khan <[REDACTED]@alngroup.com.au>

**Sent:** Thursday, 14 October 2021 9:27 AM

**To:** ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>

**Cc:** Ahmed Sukhera <[REDACTED]@alngroup.com.au>

**Subject:** Re: FW: Block [REDACTED] section [REDACTED] Whitlam

**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Tegan,

Hope you are well.

Are you opening the ballot for both sections [REDACTED]? If not then please open the ballot for both sections together. I have sent you the required documentation for both.

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 Wed, Oct 13, 2021 at 3:49 PM ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

**OFFICIAL**

Good Afternoon Ahmed and Haseeb

Thank you, everything looks to be in order for us to release this early tomorrow.

Kind Regards

Teagan

**Teagan Valeri** | Manager, Affordable Housing  
**ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

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**From:** Haseeb khan <[REDACTED]@alngroup.com.au>  
**Sent:** Friday, 8 October 2021 12:00 PM  
**To:** ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Cc:** Ahmed Sukhera [REDACTED]@alngroup.com.au  
**Subject:** Re: FW: Block [REDACTED] section [REDACTED] Whitlam

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Hello Tegan,

Hope you are well.

Please confirm if you have received everything for the ballot and let me know when you would be able to start the ballot.

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 Thu, Oct 7, 2021 at 9:45 AM Haseeb khan <[REDACTED]@alngroup.com.au> wrote:

Hello Tegan,

Hope you are well.

Please confirm when you have received the plans and the updated inclusions list.

Can you also confirm that you have received all the documentation required to open up the ballot.

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 Thu, Oct 7, 2021 at 9:19 AM Haseeb khan [REDACTED]@alngroup.com.au> wrote:

Hello Tegan,

Hope you are well.

Please find attached the final plans for [REDACTED] and [REDACTED]

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 Wed, Sep 29, 2021 at 9:57 AM Haseeb khan [redacted] <[\[redacted\]@alngroup.com.au](mailto:[redacted]@alngroup.com.au)> wrote:

Hello Tegan,

Hope you are well.

I will add the Hot water system to the inclusions list.

Please call me to discuss these requests further before I make any amendments.

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] <[\[redacted\]@alngroup.com.au](mailto:[redacted]@alngroup.com.au)>

On Tue, Sep 28, 2021 at 3:18 PM ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

**OFFICIAL**

Good Afternoon Haseeb

To follow our discussion last week, can you please provide an update on the following:

- updated complete inclusions list to include items such as Hot Water System, a complete list is required for financing purposes and for buyers to know what they are purchasing
- Updated plans with gas removed
- removing the clause regarding being able to rescind within 60 days (**Part 2. 5.b**)
- amending special condition regarding increase in price, noting the price is what is applicable on the date of exchange

Could you also please advise how you are going with buyer nomination forms – have any been issued for the land contracts?

Cheers

Teagan

**Teagan Valeri | Manager, Affordable Housing  
ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

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**From:** ACT Affordable Home Purchase  
<[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Sent:** Friday, 17 September 2021 4:39 PM  
**To:** Haseeb khan [REDACTED] <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)>; ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Cc:** Ahmed Sukhera [REDACTED] <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)>  
**Subject:** RE: Block [REDACTED] section [REDACTED] Whitlam

OFFICIAL

Good Afternoon Haseeb

Please note I have a few issues regarding this, and your prior release in [REDACTED] that have been sent through from buyers. I am currently having our lawyers review these documents to ensure buyers are being provided with clear information before the ballot is released.

I have reviewed the attached building contract in conjunction with your note regarding construction timeline and would like to raise a concern – noting I have also done a check against your prior contract for [REDACTED] and found the same issue.

**Part 2. 5.b** notes that either party may terminate the agreement if BA and a construction notice is not issued within 60 days of executing the building contract. Noting you are intending to commence construction **next year**, and have not yet lodged your BA (as this would require an N1 form to have been signed by us, or the buyers) this does not seem possible. Please amend this and also advise this will be amended on any prior issued building contracts to existing buyers, indicating the anticipated construction timeline you have provided.

I have also been provided with a contract from one of the successful applicants in the Section 3 ballot where special conditions have been inserted into the building contract template advising that their building contract price could change at a later point should the price thresholds increase. Please note this is not permissible, the price thresholds are taken as at the time of exchange, not the point of construction commencing.

It also appears that the documents being provided within the contract aren't yet finalised for these properties to provide buyers with adequate certainty on the product being provided. Eg. Whilst we have approved the preliminary floor plans, buyers should be able to view plans that are as they will be at the time of BA – including the finishes and inclusions to be provided. However, it appears buyers have been provided with guidelines/minimum inclusions list that excludes things like a hot water system – have you developed a finishes & inclusions schedule to be attached to the contracts?

I also note some references to Gas on the floorplan of the [REDACTED] houses – please confirm you have checked the relevant requirements as majority (if not all) of Whitlam is a gas free. I note you have not referenced gas on these [REDACTED] plans, however this is causing some confusion for buyers of the [REDACTED] dwellings – could you please issue clarification on this matter.

In conclusion, could you please email or call me to provide some clarity on the above matters (particularly those impacting the 5 buyers currently in discussion with you on Section 3).

Before we can look to release the ballot please provide:

Finishes and Inclusions Schedule for [REDACTED]  
Updated Building contract referencing the anticipated timeline and removing/amending Section 2 5.b to reflect the appropriate timeline

I am hoping to hear back from our solicitor on Monday so we can ensure everything is in order for [REDACTED], however please feel free to contact me to discuss in the mean time.

Kind Regards

Teagan

**Teagan Valeri | Manager, Affordable Housing  
ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

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**From:** Haseeb khan [REDACTED] <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)>  
**Sent:** Monday, 13 September 2021 10:12 AM  
**To:** ACT Affordable Home Purchase  
<[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Cc:** Ahmed Sukhera <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)>  
**Subject:** Block [REDACTED] section [REDACTED] Whitlam

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Hello Tegan,

Hope you are well.

I have attached the final drawings for our affordable housing projects on [REDACTED] in Whitlam. Please review these plans and open the ballot. Do let me know if you need any other documents.

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:** [ACT Affordable Home Purchase](#)  
**Cc:** [Ahmed Sukhera](#)  
**Subject:** Re: Section 8 Ballot  
**Date:** Wednesday, 1 December 2021 3:56:56 PM

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Hello Tegan,

Hope you are well.

We intending for the construction to start in the last quarter of 2022.

We would be shutting down from 24th of December 2021 to the 2nd of January 2022.  
Back to work on the 3rd.

I would prefer to have the list of buyers before the holidays so we can get everything in line over the holidays. I can provide the buyers with all the information before we go on holidays. After the holidays we can continue with the usual process.

Sent from my iPhone

On 1 Dec 2021, at 2:00 pm, ACT Affordable Home Purchase  
<[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

OFFICIAL

Hi Haseeb

Thanks for sending these through.

A couple of things –

1. Could you please provide an estimated construction commencement date/timeline? Noting this is indicative only.
2. Noting ALNs shut down over Christmas, would you be happy for us to release the sales this week? Please note the closing date would be 17 December and our team would require the 3 following business days to run the ballot process and cross reference eligibility. This would land us on about 22 December to be providing names to you, which may be difficult with buyers seeking information over the Christmas period. Alternatively, we can still run the sales release this week or next, and have the closing date before our office closes on 24 December, and provide names to you upon your reopening in January. This will provide some additional time for us to pre-qualify buyers and also not kickstart the communication timeline for you until that later date.

I am yet to review the plans but have pencilled in some time to do so tomorrow.

Kind Regards

Teagan

**Teagan Valeri** | Manager, Affordable Housing

## ACT Affordable Home Purchase Scheme

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

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**From:** Haseeb khan [REDACTED]@alngroup.com.au>

**Sent:** Tuesday, 30 November 2021 12:07 PM

**To:** ACT Affordable Home Purchase <affordablehomepurchase@act.gov.au>

**Cc:** Ahmed Sukhera [REDACTED]@alngroup.com.au>; Muffaddal Hussain [REDACTED]@alngroup.com.au>

**Subject:** Section [REDACTED] Ballot

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Hello Tegan,

Hope you are well.

Please find attached the plans for the affordable blocks in section [REDACTED] and the required documents for the ballot. Let me know when the ballot would go live or/and if you require any further documentation.

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]

[REDACTED]@alngroup.com.au

**From:** [REDACTED]  
**To:** [Haseeb khan](#)  
**Cc:** [Ahmed Sukhera](#); [Muhammad Awais](#); [ACT Affordable Home Purchase](#)  
**Subject:** RE: Affordable housing project Whitlam  
**Date:** Friday, 20 May 2022 4:24:50 PM  
**Attachments:** [REDACTED]

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Hi Haseeb

I'm just following up on my email from April 12 as I haven't heard anything from you since.

[REDACTED]

[REDACTED]

This house was initially estimated to be completed by December 2022 (see attached print of the original ballot email from SLA).

Could you please advise if you are on track to complete the build by December 2022?

I note since this initial estimate in the ballot you have not provided any updated guidance on the estimated completion date.

Could you also please advise when the build contract will start?

Again, there has been no guidance on when the build contract will commence.

[REDACTED]

I look forward to hearing from you.

Kind Regards

---

**From:** [REDACTED]  
**Sent:** Tuesday, 12 April 2022 11:16 AM  
**Subject:** Re: Affordable housing project Whitlam

Hi Haseeb

[REDACTED]

[REDACTED]

Kind regards

[REDACTED]

**From:** Haseeb khan [REDACTED]@alngroup.com.au>  
**Sent:** Friday, 8 April 2022, 09:52  
**Cc:** Ahmed Sukhera [REDACTED]@alngroup.com.au>; Muhammad Awais [REDACTED]@alngroup.com.au>  
**Subject:** Affordable housing project Whitlam

Hello,  
Hope you are well.



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](mailto:[REDACTED]@alngroup.com.au)

---

**From:** [REDACTED]  
**Sent:** Tuesday, 1 February 2022 4:34 PM  
**To:** Haseeb khan  
**Subject:** [REDACTED]

Hi Haseeb

[REDACTED]

[REDACTED]

Can you also please confirm that construction will begin before 18/11/2022?

[REDACTED]

Kind Regards

[REDACTED]

---

[REDACTED]



**From:** [Haseeb khan](#)  
**To:** [ACT Affordable Home Purchase](#)  
**Cc:** [Ahmed Sukhera](#)  
**Subject:** Re: Affordable Packaged Lots - Building Program - Response due 22 July 2022  
**Date:** Friday, 22 July 2022 3:44:02 PM  
**Attachments:** [Timeline Affordable homes whitlam.pdf](#)

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[Learn why this is important](#)

Hello,

Please find attached the estimated timelines for affordable housing projects in Whitlam.

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:

e: [@alngroup.com.au](#)

On Fri, Jul 22, 2022 at 1:37 PM ACT Affordable Home Purchase

<[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

**OFFICIAL**

Good Afternoon Haseeb and Ahmed

Please note the below timeline is due today, regarding the program for each of your Affordable Package Lots.

If you require any additional time please let our team know urgently when we can expect a response, as the inspection program is being put together next week.

Kind Regards

Teagan

**ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

**ACT Government** | GPO Box 158 Canberra ACT 2601

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**From:** ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Sent:** Monday, 11 July 2022 8:32 AM  
**Cc:** ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)>  
**Subject:** Affordable Packaged Lots - Building Program - Response due 22 July 2022

**OFFICIAL**

Good Morning

We are pleased to see the affordable blocks of land in Whitlam and [REDACTED] are progressing through the settlement stages, with most now settled and ready for building to commence.

Under the Project Delivery Deed (*clause 6.5*), the Suburban Land Agency has a right to inspect the Affordable Housing Dwellings at any time during construction to ensure they are being constructed in compliance with the Deed and to a suitable level of workmanship.

Our team is currently finalising the engagement of an independent contractor to undertake inspections on our behalf, at selected milestones of the build programs. These inspections are most likely to take place at the completion of Framing/Roofing and at Practical Completion, but may vary depending on each builder's schedule. These inspections are not intended to replace any other inspections you would ordinarily be doing, and are not a building certification process – they will allow us to have visibility over how things are going and to report on progress, while providing us with some level of comfort about how these affordable homes are being built.

To facilitate this process we require an updated timeline/program from each builder to assist in scheduling the inspections. We are aware of industry wide shortages and delays in materials and have provided a comment column to allow for any notes that your company may want to make with regards to potential changes to the schedule. We will also be seeking updates each month, due on the 3<sup>rd</sup> Friday of the month, to allow us to update our inspection program accordingly.

We also require details of a contact person that our team or the independent inspector can contact to arrange the inspections.

Please see below table\* to be completed and returned by COB **Friday 22 July 2022**.

<b>Packaged Lot Number:</b>		
<b>Milestone</b>	<b>Completion Date</b>	<b>Comment</b>
<b>Slab Completion</b>	<i>eg. 30 August 2022</i>	
<b>Frame and Roofing</b>	<i>eg. 30 September 2022</i>	<i>eg. We are anticipating materials to arrive on XX July, we have been advised this may be delayed, if so it may push our timeline out by X days.</i>
<b>Lock Up</b>		
<b>Practical Completion</b>		
<b>Settlement</b>		

*\*If you have more than one packaged lot of blocks and the program for each lot differs, please provide additional tables for each.*

**Site Contact for Inspections**

**Name:**

**Phone Number:**

**Email:**

We are looking forward to continuing to work together with you to keep buyers up to date as these homes are constructed.

Kind Regards

### **ACT Affordable Home Purchase Scheme**

Phone: 6205 0600 | Email: [affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)

**ACT Government** | GPO Box 158 Canberra ACT 2601

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Packaged Lot Number: Block [REDACTED] Section [REDACTED]		
Milestone	Completion Date	Comment
Slab Completion	November 2022	
Frame and Roofing	December 2022	
Lock Up	January 2023	
Practical Completion	February 2023	
Settlement	February 2023	

Packaged Lot Number: Block [REDACTED] & Block [REDACTED] Section [REDACTED]		
Milestone	Completion Date	Comment
Slab Completion	March 2023	
Frame and Roofing	April 2023	
Lock Up	May 2023	
Practical Completion	June 2023	
Settlement	June 2023	

Packaged Lot Number: Block [REDACTED] Section [REDACTED]		
Milestone	Completion Date	Comment
Slab Completion	December 2022	
Frame and Roofing	January 2023	
Lock Up	February 2023	
Practical Completion	March 2023	
Settlement	March 2023	

Packaged Lot Number: Block [REDACTED] Section [REDACTED]		
Milestone	Completion Date	Comment
Slab Completion	December 2022	
Frame and Roofing	January 2023	
Lock Up	February 2023	
Practical Completion	March 2023	
Settlement	March 2023	

From: Haseeb Khan  
 To: ACT Affordable Home Purchase  
 Subject: Re: Whitlam Affordable Dwelling - Construction Program Update Request  
 Date: Monday, 5 December 2022 10:03:27 AM  
 Attachments: Whitlam affordable housing.docx

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Hello Tegan,

Hope you are well

Please find attached the updated schedule. Thanks

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  
 alnconstructiongroup.com.au

On Thu, Dec 1, 2022 at 2:19 PM ACT Affordable Home Purchase <[affordablehomepurchase@act.gov.au](mailto:affordablehomepurchase@act.gov.au)> wrote:

OFFICIAL

Good Afternoon Haseeb,

Are you able to provide us with an update on the program below, so we can provide this to our appointed building inspector – Surety Property, in order for them to arrange building inspections on behalf of the Suburban Land Agency

If you could return this to us by Wednesday 7 December by close of business, it would be greatly appreciated

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/11/2022	Completed?
Frame and Roofing	15/12/2022	Is this still on track?
Lock Up	15/01/2023	
Practical Completion	15/02/2023	
Settlement	15/02/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/03/2023	
Frame and Roofing	15/04/2023	
Lock Up	15/05/2023	
Practical Completion	15/06/2023	
Settlement	15/06/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/12/2022	Still on track?
Frame and Roofing	15/01/2023	
Lock Up	15/02/2023	
Practical Completion	15/03/2023	
Settlement	15/03/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	12/12/2022	Still on track?
Frame and Roofing	15/01/2023	
Lock Up	15/02/2023	
Practical Completion	15/03/2023	
Settlement	15/03/2023	

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Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/03/2023	
Frame and Roofing	15/04/2023	
Lock Up	15/05/2023	
Practical Completion	15/06/2023	
Settlement	15/06/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/06/2023	
Frame and Roofing	15/07/2023	
Lock Up	15/08/2023	
Practical Completion	15/09/2023	
Settlement	15/10/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/11/2023	
Frame and Roofing	15/12/2023	
Lock Up	15/01/2024	
Practical Completion	15/02/2024	
Settlement	15/03/2024	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	12/11/2023	
Frame and Roofing	15/12/2023	
Lock Up	15/01/2024	
Practical Completion	15/02/2024	
Settlement	15/03/2023	

**From:** [Haseeb khan](#)  
**To:** [Howells, Sandra](#)  
**Subject:** Re: Progress Inspection Schedule Update  
**Date:** Thursday, 19 January 2023 2:01:05 PM  
**Attachments:** [Whitlam affordable housing.pdf](#)

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[Learn why this is important](#)

Hello Sandra,

Please find attached the updated pdf.

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 Thu, Jan 19, 2023 at 12:14 PM Howells, Sandra <[Sandra.Howells@act.gov.au](mailto:Sandra.Howells@act.gov.au)> wrote:

OFFICIAL

Good morning/Afternoon

The Housing Choice Team is implementing the monthly progress update program on the construction of Affordable dwellings so we can monitor the progress of construction and provide a schedule for our assessor (Surety) for dwellings. Our team has changed recently and the contact person for builders/developers moving forward will be Sandra Howells, Assistant Director, Housing Choice. Sandra will reach out to introduce herself and contact you within the next week to confirm we have the best contact details. Following on from this we will email the following table to each builder for completion and return to (email) on the last Monday of each month. Thank you to those who had provided an update for December 2022.

To follow our September 2022 Building Program request for the delivery of the Affordable House and Land products in Whitlam and [REDACTED] Surety Property our independent assessors will conduct inspections on behalf of the Suburban Land Agency. You, or your appointed site contact, can anticipate hearing from Surety as milestones progress to commence scheduling of inspections for dwellings as they progress through the stages of construction.

To continue facilitating this process we require an updated milestone program from each builder, these updates will continue to be sought on the last Monday of each month as we progress.

Please see below example table\* to be completed and returned by COB **Wednesday 25**

**January 2023.**

We are happy to receive copies of your prior program, if no dates have changed, or copies with any highlighted changes.

<b>Packaged Lot Number:</b>		
<b>Milestone</b>	<b>Completion Date</b>	<b>Comment</b>
<b>Slab Completion</b>	<i>eg. 30 August 2022</i>	
<b>Frame and Roofing</b>	<i>eg. 30 September 2022</i>	<i>eg. We are anticipating materials to arrive on XX July, we have been advised this may be delayed, if so, it may push our timeline out by X days.</i>
<b>Lock Up</b>		
<b>Practical Completion</b>		
<b>Settlement</b>		

*\*If you have more than one packaged lot of blocks and the program for each lot differs, please provide additional tables for each.*

We are looking forward to continuing to work together with you to keep buyers up to date as these homes are constructed.

Kind Regards

**Sandra Howells**

Assistant Director | Housing Choice | Strategy and Planning

E: [Sandra.Howells@act.gov.au](mailto: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](http://www.suburbanland.act.gov.au)

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