

From: [Howells, Sandra](#)
To: [Haseeb khan](#)
Cc: [Hough, Oliver](#)
Subject: RE: Building Inspection Progress Updates March 2023
Date: Monday, 6 March 2023 1:01:00 PM
Attachments: [~WRD0002.jpg](#)

OFFICIAL

Hi Haseeb,

Thank you for sending the update through so quickly.

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: Haseeb khan [redacted]@alngroup.com.au>
Sent: Monday, 6 March 2023 12:52 PM
To: Howells, Sandra <Sandra.Howells@act.gov.au>
Cc: Hough, Oliver <Oliver.Hough@act.gov.au>
Subject: Re: Building Inspection Progress Updates March 2023

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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 Mon, Mar 6, 2023 at 11:00 AM Howells, Sandra <Sandra.Howells@act.gov.au> wrote:

OFFICIAL

Good afternoon,

The Housing Choice Team has reviewed the construction progress update program for the Affordable dwellings so we can monitor the progress of construction and provide a schedule for our assessor (Surety) for dwellings. We have decided to allow for inspection updates every **2 months** to enable suitable progress to occur between inspections and will email the following table to each builder on the **first Monday of every 2nd month** for completion. Thank you to those who had provided an update for January 2023.

Surety Property our independent assessors will conduct inspections on behalf of the Suburban Land Agency of the Affordable House and Land products in Whitlam and [REDACTED]. 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 by return email on the **first Friday of each 2nd month** as we progress.

Please see below example table* to be completed and returned by COB **Friday 10 March 2023**.

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

Packaged Lot Number:		
Milestone	Completion Date	Comment
Slab Completion	<i>e.g., 30 August 2023</i>	
Frame and Roofing	<i>e.g., 30 September 2023</i>	<i>e.g., 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>
Lock Up		
Practical Completion		
Settlement		

**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

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From: [Haseeb khan](#)
To: [Howells, Sandra](#)
Cc: [Hough, Oliver](#)
Subject: Re: Building Inspection Progress Updates March 2023
Date: Monday, 6 March 2023 12:52:30 PM
Attachments: [Whitlam affordable housing.pdf](#)

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[Learn why this is important](#)

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Regards,



Haseeb Khan

Operations Manager

ALN Construction Group Pty Ltd

m: [REDACTED]
e: [REDACTED]@alngroup.com.au

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Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/04/2023	
Frame and Roofing	15/05/2023	
Lock Up	15/06/2023	
Practical Completion	15/08/2023	
Settlement	15/08/2023	

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	15/03/2024	
Settlement	15/03/2024	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	15/07/2023	
Frame and Roofing	15/08/2023	
Lock Up	15/09/2023	
Practical Completion	15/11/2023	
Settlement	15/11/2023	

Whitlam [REDACTED]		
Milestone	Completion Date (est.)	Comment
Slab Completion	12/07/2023	
Frame and Roofing	15/08/2023	
Lock Up	15/09/2023	
Practical Completion	15/11/2023	
Settlement	15/11/2023	

From: [Howells, Sandra](#)
To: [Haseeb khan](#)
Cc: [ACT Affordable Home Purchase](#)
Bcc: [Mumtaz Ahmad](#)
Subject: RE: Urgent Documents Required for Lender Block [REDACTED] Section [REDACTED] Whitlam
Date: Tuesday, 9 May 2023 3:21:00 PM
Attachments: [Annex-A.pdf](#)

OFFICIAL

Good afternoon, Haseeb,

We have been informed that some Lenders are requiring buyers to update their loans and part of this process involves obtaining current documents from their builder ALN Constructions. Could you please provide the required documents listed in the Annex-A to [REDACTED] [REDACTED] as soon as possible so they can comply with the [REDACTED] loan conditions.

Should you not be able to provide these documents could you please explain the reason for delay.

Thank you for your urgent attention to this matter.

Regards

Sandra Howells

Assistant Director | Housing Choice | Strategy and Planning

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A. Please provide Fixed Price Building Contract (Complete copy, all pages)

- Must be dated, signed by all parties on the appropriate pages of the Building Contract.
- Must include a completion date or a completion time frame
- Any amendments to the contract MUST be initialled by all parties to the contract (applicants & builder)

**B. Approved Plans for Construction and associated Decision Notice/Building Approval
Action to resolve: Approved Plans/Decision Notice / Building Commencement Notice/Building Approval**

1. Approved Plans for Construction - They must be stamped as approved by Private Certifier (or a Council) for Construction Purposes only, development approval is not applicable.

AND

2. Decision Notice that references the stamped approved plans.

C. Builder's Public Liability Insurance

Action to resolve: Please provide Builders Public Liability Insurance, showing

- Minimum \$5 million.
- Expiry date of policy.
- Construction site address or stating 'Anywhere in Australia'.

D. Builder's Contract Work/Material Damage Insurance - NOT to be confused with warranty/builder insurance.

(Please note Contract of Works Insurance policy covers sudden and accidental physical loss or damage that occurs to the property insured during the construction period)

Action to resolve: Please provide Builders Contract of Works Insurance, showing

- Name of property owner and / or the Building Company
- Construction site address or stating 'Anywhere in Australia'.
- Expiry date of policy.