

From: [Howells, Sandra](#)
To: [Haseeb khan](#); [ACT Affordable Home Purchase](#)
Subject: Construction Update
Date: Tuesday, 4 July 2023 8:53:00 AM

OFFICIAL

Good morning, Haseeb,

We received an email from [REDACTED] requesting an update on the progress of his build. Would you please respond to him.

Thanks.

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: [Howells, Sandra](#)
To: [Haseeb khan](#); [ACT Affordable Home Purchase](#)
Subject: RE: Buyers asking for an update
Date: Wednesday, 19 July 2023 1:44:44 PM

OFFICIAL

Hi Haseeb,

Hope your well. We've had a number of buyers asking for updates on the ALN sites. Do you have any details you can provide that I can tell them regarding construction starting.

I look forward to hearing from you soon.

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: [Haseeb.khan](mailto:Haseeb.khan@alngroup.com.au)
Cc: [REDACTED]@alngroup.com.au; [ACT Affordable Home Purchase](#)
Subject: Fwd: Block [REDACTED] Section [REDACTED] Whitlam
Date: Thursday, 27 July 2023 12:59:08 PM

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Hi Haseeb ,

Just emailing you in regards to when the construction will start on my house. I recieved an email from affordable homes couple of months ago that construction will start in July but I have not heard anything from you in regards to the construction date . I need the date of the commencement of construction [REDACTED] .

Kind regards,

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] >
Date: 24 July 2023 at 5:29:43 pm AEST
To: Haseeb.khan [REDACTED]@alngroup.com.au >
Cc: [REDACTED]@alngroup.com.au, affordablehomepurchase@act.gov.au
Subject: Fwd: Block [REDACTED] Section [REDACTED] Whitlam

Hi Haseeb ,

Please respond to my email below .

Kind regards,

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] >
Date: 19 July 2023 at 3:39:08 pm AEST
To: Haseeb.khan [REDACTED]@alngroup.com.au >
Subject: Re: Block [REDACTED] Section [REDACTED] Whitlam

Hello Haseeb,

Thank you for sending the documents. Can you please confirm when the construction will begin on my house ?

Kind regards,

[Redacted]

Sent from my iPhone

On 19 Jul 2023, at 2:20 pm, Haseeb khan
[Redacted]@alngroup.com.au> wrote:

Hello [Redacted]

Hope you are well.

Please find attached the documents as requested.

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: [Holt, Nicholas](mailto:Holt_Nicholas@slagroup.com.au)
To: bioc@slagroup.com.au
Subject: Section 1 Whitlam
Date: Tuesday, 1 August 2023 3:45:00 PM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)
[image004.png](#)

OFFICIAL

Good afternoon Haseeb,

I am writing to you in regards to the above project because [REDACTED] has contacted Minister Berry's office raising concerns about the slow progress of [REDACTED] affordable Home Purchase Scheme dwelling. Minister Berry has asked me to meet with [REDACTED] to discuss her concerns. I have arranged to meet [REDACTED] next week. Ahead of that meeting I would like to have a discussion with you to hear from you the status of the project. I understand there may have been delays in gaining the necessary utility approvals to commence work so I would like to offer what support I can give to assist resolve these matters. I did try to call you on the mobile number [REDACTED] that my team has for you but it rang out without going to message bank.

If you have some time to take a phone call or if you would like to come into our offices to discuss, I would appreciate the opportunity to hear from you. If you would like to give me a call on [REDACTED] we can arrange a convenient time to discuss.

Thanks

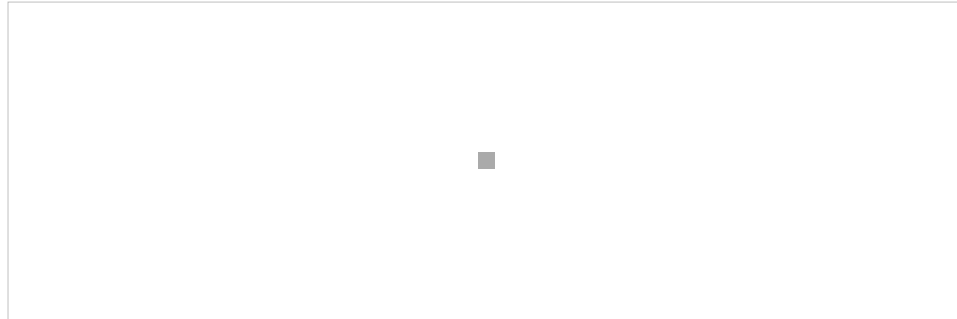
Regards

Nicholas Holt
Executive Director Built Form & Divestment

T: 02 6207 9646 | M: [REDACTED]

Suburban Land Agency | ACT Government
480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.suburbanland.act.gov.au  facebook.com/suburbanland  twitter.com/suburbanland



From: [REDACTED]
To: Haseeb.khan@alngroup.com.au
Cc: [ACT Affordable Home Purchase; \[REDACTED\]@alngroup.com.au](mailto:ACT.Affordable.Home.Purchase@alngroup.com.au)
Subject: Fwd: Authority to commence-[REDACTED]
Date: Monday, 7 August 2023 5:10:46 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

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Hi Haseeb ,

Any update on below question and email from [REDACTED] ?

Kind regards ,

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 4 August 2023 at 3:59:47 pm AEST
To: Haseeb.khan [REDACTED]@alngroup.com.au>
Cc: [REDACTED]@alngroup.com.au, affordablehomepurchase@act.gov.au
Subject: Fwd: Authority to commence-[REDACTED]

Hi Haseeb ,

Can you please respond to [REDACTED] email below ASAP.

Kind regards ,

[REDACTED]

Sent from my iPhone

Begin forwarded message:



From: [REDACTED]

Sent: Thursday, August 3, 2023 11:33 AM

To: [Redacted]

Subject: Fwd: Authority to commence- [Redacted]

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Hi [Redacted],

Please see below response from the builder .

If you have any questions, please do not hesitate to contact me.

Kind regards,

[Redacted]
[Redacted]

Sent from my iPhone

Begin forwarded message:

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

Date: 3 August 2023 at 9:32:05 am AEST

To: [Redacted] >

Cc: [Redacted]@alngroup.com.au, affordablehomepurchase@act.gov.au

Subject: Re: Authority to commence- [Redacted]

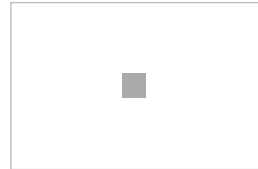
Hello [Redacted],

Hope you are well.

Please find attached the copy of the inclusions list. [Redacted]
[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, Aug 2, 2023 at 12:51 PM [Redacted] wrote:

Hi Haseeb ,

Can you please provide response to my email below.

Kind regards,

[Redacted]
[Redacted]

Sent from my iPhone

On 1 Aug 2023, at 4:50 pm, [Redacted] > wrote:

Hi Haseeb ,

Can you please provide below:

[Redacted]

[Redacted]

Sent from my iPhone

Begin forwarded message:

From: [Redacted]

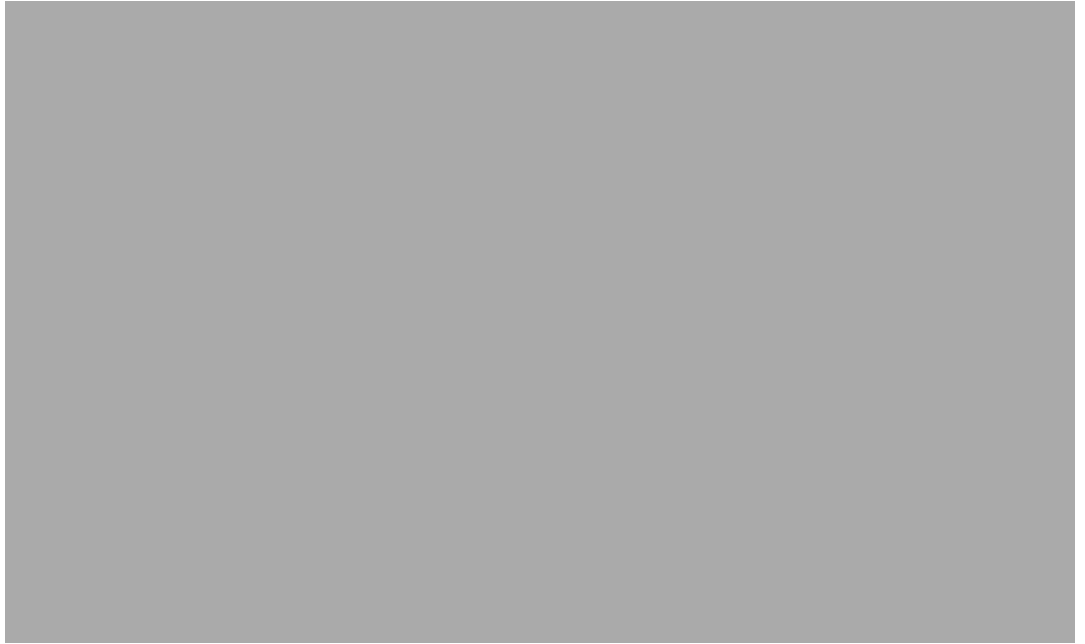
Date: 1 August 2023 at 3:22:43 pm AEST

To: [Redacted]

Subject: FW: Authority to commence- [Redacted]

[Redacted]

Hi [REDACTED]



Hi [REDACTED]

Thank you for your email.



Kind regards,

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From: [REDACTED]
To: ahmed.sukhera; [ACT Affordable Home Purchase](#)
Subject: Fwd: [REDACTED]
Date: Wednesday, 16 August 2023 9:41:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

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Hi Ahmed,

Hope you are well. I am writing in regards to the affordable home you are building in Whitam. Could you please confirm construction is beginning end of month? [REDACTED]

Looping in affordable home SLA as it has been over a year since the ballot.

Thank you

Appreciate you coming back to me asap

----- Forwarded message -----

From: **ahmed.sukhera** <alnconstructiongrp@gmail.com>

Date: Thu, 15 June 2023, 1:04 pm

Subject: Re: Commonwealth Bank Whitlam

To: [REDACTED] >

Cc: [REDACTED], Haseeb.khan <[\[REDACTED\]@alngroup.com.au](mailto:[REDACTED]@alngroup.com.au)>

Hi [REDACTED],

Excerpted commencement is end of Aug, subject to Building approvals.

The estimated completion is in accordance with the building contract which should 270 days after, later of commencement notice and building approvals

Should you require any further information, Please contact me at your earliest convenience.

Kind regards,



Ahmed Sukhera
Director
ALN Construction Group Pty Ltd

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

On 15 Jun 2023, at 6:54 am, [REDACTED]

From: [ACT Affordable Home Purchase](#)
To: [REDACTED]; [ACT Affordable Home Purchase](#)
Subject: RE: ALN Whitlam
Date: Friday, 18 August 2023 4:32:50 PM
Attachments: [image001.png](#)
[image003.png](#)

OFFICIAL

Good afternoon [REDACTED]

Thank you for your email to the Affordable Home Purchase Scheme (AHPS) and advising of your FOI request regarding the AHPS.

Regarding your questions below please be advised the number of bedrooms will remain the same as originally shown in the floor plan. The dwelling should be like the original design and have similar finishes and inclusions. The dwellings must comply with the National Construction Code and we have the buildings inspected by Surety Property ([Website: www.suretyproperty.com.au](http://www.suretyproperty.com.au)) to ensure compliance with the Project Delivery Deed and Design Brief.

We don't have any further updates from ALN at present but will advise all buyers once we know any further details.

Kind regards

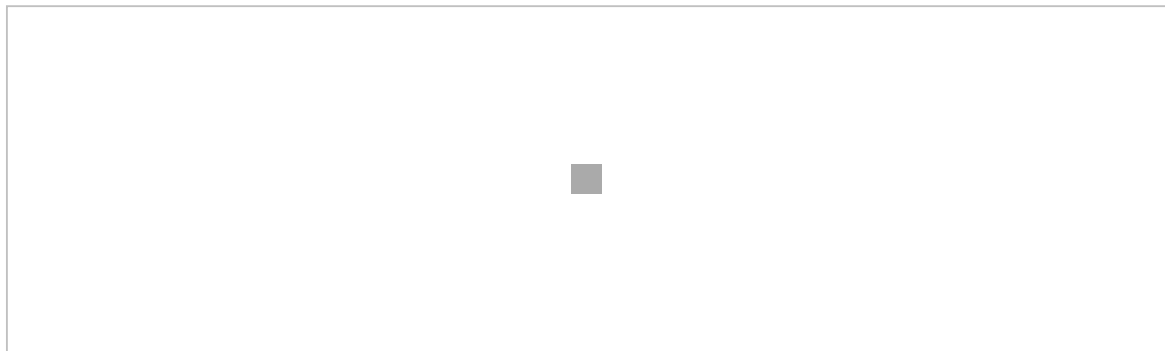
ACT Affordable Home Purchase Scheme

Phone: 6205 0600 | Email: affordablehomepurchase@act.gov.au

ACT Government | GPO Box 158 Canberra ACT 2601

www.suburbanland.act.gov.au

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From: [REDACTED]
Sent: Friday, 18 August 2023 8:44 AM
To: ACT Affordable Home Purchase <affordablehomepurchase@act.gov.au>
Subject: Re: ALN Whitlam

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Hi,

Ok, thank you for the information. I will submit an EOI request for the project delivery deed. It would have been useful to have been advised to do an FOI when I asked in December last year and subsequently.

If possible, I request that the design brief be provided or failing that, whatever generic information from the design brief you are able to share outside of the FOI formality and red tape. This is because the builder is unreliable and contemptuous of buyers, who are left in a vulnerable and distressed position. There is ample reason based on their conduct in communication to date to believe they will not act in good faith.

Any information about the design brief would be appreciated. For example, until I see this do I need to be concerned about them cutting rooms? Fundamentally altering the residence from the way it was advertised? Changing to unreliable materials? Etc

I also ask that your team please advise the buyers of any and all updates as they become available to you. This is because the builder simply does not do this.

While I understand it may not technically be a requirement, it would be greatly appreciated - it's worse when we get left in a lurch by both builder and SLA on contact and communication. So, any updates, however meagre, can help.

Thank you,

[Redacted]

On Tue, 15 Aug 2023, 11:18 am ACT Affordable Home Purchase,

<affordablehomepurchase@act.gov.au> wrote:

OFFICIAL

Hi [Redacted]

We have advised all the information we have to date.

The SLA has a Deed with ALN (the Builder) which was used to enable the sale of land to eligible buyers via a match making process. The Deed is a contract with a Third Party and can only be accessed via a Freedom of Information request. The Suburban Land Agency (as part of the ACT Government) manages what is now known as the [Affordable Home Purchase Scheme](#), which matches buyers with builders/developers who are required to sell Affordable Home Purchase properties on land they have purchased. When SLA selected the builders for these sites, we entered Project Delivery Deeds which outlined the process the builders must follow to sell to eligible buyers through the Affordable Home Purchase Scheme. Also included in these Project Delivery Deeds was a Design Brief, which outlined a minimum level of inclusions for these homes. The builder can modify the floor plans and materials if they are consistent with the Design Brief.

Kind regards

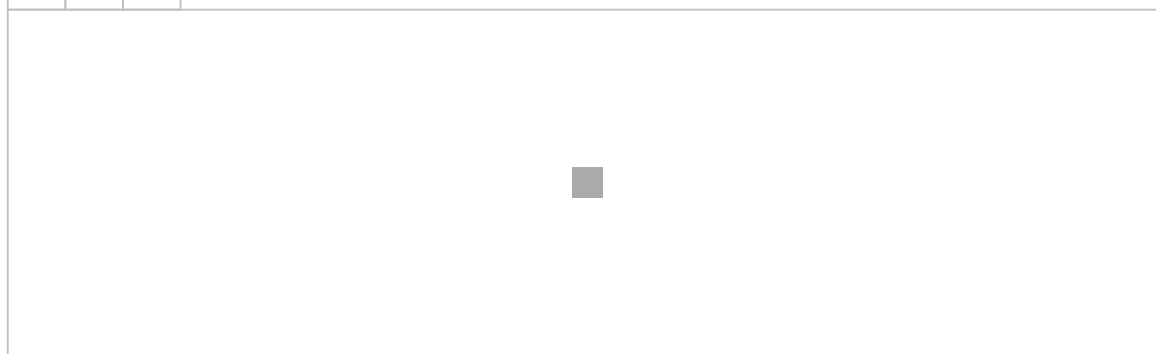
ACT Affordable Home Purchase Scheme

Phone: 6205 0600 | Email: affordablehomepurchase@act.gov.au

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From: [Redacted]

Sent: Tuesday, 15 August 2023 9:07 AM

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

Subject: Re: ALN Whitlam

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Hi,

Thank you for your reply, I appreciate it.

Can you please provide all information known about this - what aspects are potentially changing? We have already signed up to an inclusions list.

What is this timeframe? Within a month from now? By the end of August?

What steps are being considered with the deed?

I would also like a copy of the deed please. It is clearly something that is directly impacting me.

Thank you,

On Tue, 15 Aug 2023, 8:13 am ACT Affordable Home Purchase,

<affordablehomepurchase@act.gov.au> wrote:

OFFICIAL

Hi [REDACTED],

Thanks for your email regarding ALN Constructions. I'm of the understanding that ALN are aiming to finish a current project in the next month and then start the affordable dwellings. They have also been reviewing some aspects of the build to contain costs given a 20% increase in materials since the program was introduced. I have only been made aware of this information late last week.

Unfortunately, the Affordable Home Purchase Scheme has limited information and we will pass on any updates once we have confirmed them. We appreciate the lack of communication from ALN is impacting on buyers and are encouraging ALN to provide us with regular updates.

Kind regards

ACT Affordable Home Purchase Scheme

Phone: 6205 0600 | Email: affordablehomepurchase@act.gov.au

ACT Government | GPO Box 158 Canberra ACT 2601

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From: [REDACTED] -

Sent: Monday, 14 August 2023 6:01 PM

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

Subject: [ALN Whitlam](#)

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Hi,

Can I please ask if there are any updates on the progression of the approvals with ALN for Whitlam which your team was facilitating with ICON Water?

I have followed up through other channels but apart from being told in June that all approvals would be done by end of July, I've heard nothing and everything has gone dark again here in what is now the third week of August.

This is getting farcical.

Any update appreciated as this situation has paralyzed my entire financial, emotional and logistical life.

Thank you,

[REDACTED]

From: [Howells, Sandra](#)
To: [REDACTED]; [ACT Affordable Home Purchase](#)
Subject: RE: Slab poured at Whitlam
Date: Tuesday, 27 June 2023 3:55:35 PM

OFFICIAL

Good afternoon, [REDACTED],

As I mentioned to you last week, I have followed up with Haseeb from ALN this afternoon regarding your slab at Whitlam. He has confirmed for me that the slab has finally been poured. I hope this is good news for you. I also sent you an email regarding [REDACTED] last week. Let me know if you didn't get the email and I can resend the link to you.

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

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

<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

ACT Government | GPO Box 158 Canberra ACT 2601

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From: ACT Affordable Home Purchase <affordablehomepurchase@act.gov.au>
Sent: Monday, 11 July 2022 8:32 AM
Cc: ACT Affordable Home Purchase <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 3rd 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**.

Packaged Lot Number:		
Milestone	Completion Date	Comment
Slab Completion	<i>eg. 30 August 2022</i>	
Frame and Roofing	<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>
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.*

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

ACT Government | GPO Box 158 Canberra ACT 2601

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