

Completion Report

Project Name:	Artekerre (Harry Creek) & Alkupitja (Gillen Bore) HHIP
Property Address:	House 4, Gillen Bore





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Project Summary

Service provider	Ingkerreke Services Aboriginal Corporation
Contact details	Ms. Jozan Collins T: 08 8950 2200
Australian Business Number (ABN)	41 353 678 701
Contractor Accreditation Limited (CAL) Registration Number	A-18-14798-02-25
Community ID	714
Asset No.	House 4
Contract No.	HHIPC00006
Completion date	12/3/26

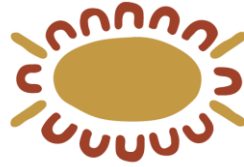
Ingkerreke Services Aboriginal Corporation (ISAC) undertook housing upgrades at House 4 Gillen Bore on behalf of the Homeland and the Northern Territory Government. The project was executed as planned, resulting in a high-quality finish that fulfilled the expectations of both our client and the community.

The work began on 10 November 2025, and was completed by the 12th of March 2026, spanning a total of almost 18 weeks.

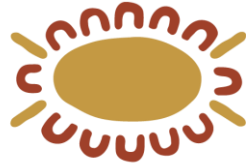
The upgrades were designed in alignment with the 9 Healthy Living Principles, considering the specific requirements of families and individuals. These needs were identified through discussions with residents, stakeholders, and leveraging ISAC's ongoing experience with maintenance and repairs in the Homelands. As the service provider for Gillen Bore, our aim was to ensure that funding was utilized effectively according to resident needs while maintaining high standards of quality and durability in the work performed.

ISAC has been contracted to implement the following housing upgrade works for House 4 Gillen Bore under the Capital Grant Funding Agreement (HHIPC00006). The completed works include:

Throughout the Dwelling		Complete	Defects	Comments
Full repaint	Clean and paint all previously painted walls, ceilings, trims, posts, doors, window frames and architraves. Prepare and patch any cracks/holes throughout internal building before paint.			
Heavy duty clean/paint preparation	Provide industrial heavy duty clean to all internal surfaces.			
Smoke detectors	Remove existing smoke detectors and supply ne 10 year lithium battery smoke detectors in compliance with NCC and AS3786.			
Tiles	tile throughout, approx. 104 SQM floors and 15 SQM wet wall/splashback. Tiles as selected by residents.			
Final Trade Clean	Ensure all surfaces and clean and all building rubbish is removed.			
Exterior		Complete	Defects	Comments
Veranda	Construct 13m x 3m veranda to the front of the building. Roof structure to be constructed from 100mm box span, with corrugated roof sheets. Install concrete floor 39 sqm.			
Mow strip	Install 300mm mow strip around the existing building - as drawn.			
Electrical COC	Provide COC on handover.			
Clothesline	Restrung existing.			
External GPO's	install 2x double external GPOs to new veranda.			
External Lights	install 2x 1200mm LED WP battens to new veranda.			
Yard clean	Remove and dispose approx. 3m2 waste to local rubbish dump.			



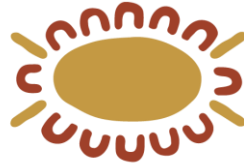
Install Solar HWS	install 180l Solar Hart HWS. Supply COC.				
Septic system	Install full septic system including 4000l tank, distribution box, 50m Atlantis drains, gamic like and posts. Provide COC.				
Lounge/Dining			Complete	Defects	Comments
Entrance Doors	New 920	install new 920mm door and frame - as drawn.			
Locksets entrance	Front Door	Supply install new keyed alike.			
Vandal Plates	Front Door	Supply install steel vandal plate.			
Weather Seal	Front Door	Supply and install new RP4 Weather Excluder to external door.			
Door Stop	Replace	Supply and install new rubber door stop to floor.			
Security Screen Door	New	Supply and install security screen door complete with lock, pneumatic door closer and plate up to 850mm wide with triple lock.			
Walls		frame-in, clad and line breezeway gable end.			
Electrical refresh		Replace unserviceable or unrepresentable fitting and fixtures.			
Split System		Install 2.5KW Split system to living room.			
Ceiling Fans	New	Supply 2x new ceiling fan 1400mm.			
Windows		install W1 @ 1200w x 900H & W2 @ 3000w x 900H both with diamond grille to the opening section- as drawn.			
Curtain Rod Brackets	Replace	supply and install new curtain rod brackets and fixings.			
Kitchen			Complete	Defects	Comments
External Door	New 920	Install new 920mm door and frame - as drawn.			
Lock sets	Replace	Supply install new keyed alike.			
Vandal Plates	Replace	Supply install new vandal plate.			
Door stop	Replace	Supply and install new rubber door stop to floor.			
Security Door	New	Remove and replace with triple lock keyed alike.			
Walls		Frame-in, clad and line breezeway gable end.			
Electrical refresh		Replace unserviceable or unrepresentable fitting and fixtures.			



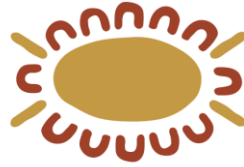
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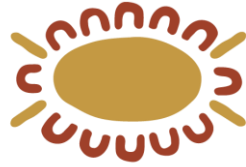
Range Hood		Install range hood above stove.			
Windows		Install W5 @ 1500w x 900H with diamond grille to the opening section- as drawn.			
Curtain Rod Brackets	Replace	Supply and install new curtain rod brackets and fixings.			
Kitchen benches		Supply additional 2100mm x 600mm stainless kitchen bench - as drawn.			
Drawer Unit		Install draw unit to new bench.			
Stove - gas		Install new stove as per manufacture's recommendation and AS Standards. Gas to include COC.			
Sink	New	Remove and replace with new pcv waste trap.			
Flick mixer	New	Remove replace with new flick mixer.			
Laundry			Complete	Defects	Comments
Door 1 Internal	Internal	Install new 920 door and frame complete seal top and bottom edges.			
Lock sets	Privacy	Supply install new.			
Door stop	New	Supply and install new rubber door stop to floor.			
Ceiling	Panel Rib	Insulate and line ceiling 4.5 SQM.			
Walls	New	Fame in, insulate and line wall in Bed 4 to form laundry and bathroom - as drawn.			
Light Fittings x1	W/P 1200mm LED	Install new 1200mm LED Batten.			
Light Switches	New	Install new.			
Power Points x3	W/P Double	Install 3x WP Double GPOs.			
Windows	New	Install W4 @ 900w x 900H with diamond grille to the opening section- as drawn.			
Built-in cupboards	New	Install new timber laundry storage cupboard.			
Curtain Rod Brackets	Replace	Supply and install new curtain rod brackets and fixings.			



Laundry Bench	New	Install new stainless laundry bench 1800mm x 600. With sink, waste and flick mixer.			
W/M Tapware	New	Install new tapware and solid waste pipe.			
Splash back tiles/stainless	New	0.36 m2 include grout silicone.			
Bedroom 1			Complete	Defects	Comments
Lock sets	Privacy	Supply install new.			
Door stop	New	Supply & install new rubber door stop to floor.			
Electrical refresh		Replace unserviceable or unrepresentable fitting and fixtures.			
Power Points x2	Double	Supply 2x additional double GPOs.			
Ceiling fans	Replace/New	Supply install new wall mount fan.			
Windows	New	Install W7 @ 1500w x 900H with diamond grille to the opening section- as drawn.			
Curtain Rod Brackets	Replace	Supply and install new curtain rod brackets and fixings.			
Bedroom 2			Complete	Defects	Comments
Doors	New 820	Relocate door - as drawn.			
Walls		Frame in insulate and line adjoining door opening between bed 1 & 2 - as drawn.			
Lock sets	Privacy	Supply install new.			
Door stop	New	Supply & install new rubber door stop to floor.			
Electrical refresh		Replace unserviceable or unrepresentable fitting and fixtures.			
Power Points x2	Double	Supply 2x additional double GPOs			
Ceiling fans	Replace/New	Supply install new wall mount fan.			
Windows	New	Install WB @ 1500w x 900H with diamond grille to the opening section- as drawn.			
Curtain Rod Brackets	Replace	Supply and install new curtain rod brackets and fixings.			
Bedroom 3			Complete	Defects	Comments



Walls		Frame in insulate and line adjoining door opening between bed 3 & bathroom - as drawn.			
Walls		Insulate and line walls approx. 34 SQM.			
Lock sets	Privacy	Supply install new.			
Door stop	New	Supply & install new rubber door stop to floor.			
Electrical refresh		Replace unserviceable or unrepresentable fitting and fixtures.			
Power Points x2	Double	Supply 2x additional double GPOs.			
ceiling fans	Replace/New	Supply install new wall mount fan.			
Windows	New	Install W8 @ 1500w x 900H with diamond grille to the opening section- as drawn.			
Curtain Rod Brackets	Replace	Supply and install new curtain rod brackets and fixings.			
Bathroom			Complete	Defects	Comments
Doors	New 920	Install new 920mm door and frame - as drawn.			
Lock sets	Privacy	Supply install new.			
Door Stop	New	Supply & install new rubber door stop to floor.			
Ceiling	Panel rib	Insulate and line 8 m2 ceiling.			
Walls		Insulate and line 32 SQM.			
Exhaust Fan	new	Install new extractor fan.			
Light fittings	New	Supply install 1200 LED batten.			
Light Switches	New	Supply install new single gang.			
Power point	W/P Double	Supply & install new combination double switched socket outlet.			
Windows	New	Install W3 @ 900w x 900H (Obs) with diamond grille to the opening section- as drawn.			
Wall tiles	New	Install wall, skirt and splash back tiles 7SQM.			



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Shower curtain rail	New	New including brace with back blocking.			
Shower soap dish	New	Install new shower soap dish.			
Shower Rose	New	Install new include flange.			
Shower Tapware	New	Install complete seal behind flanges.			
Vanity	New	Install new vanity include new tapware pvc trap.			
Handbasin Tapware	New	Install new tapware.			
Shaving cabinet	New	Install new shaving cabinet.			
Coat Hooks	3	Install new x3 coat hooks.			
Towel Rail 900 mm 32 mm SS	Replace/New	Supply & install chrome plated towel rail. A116A102:E121			

Visual Progress

Before:



After:



Before:



After:



Before:



After:



Before:



After:



Before:



After:

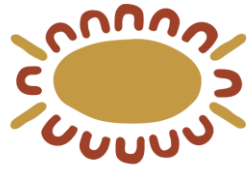


After:



After:





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Before:



After:

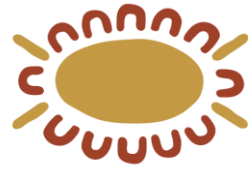


After:



Before:



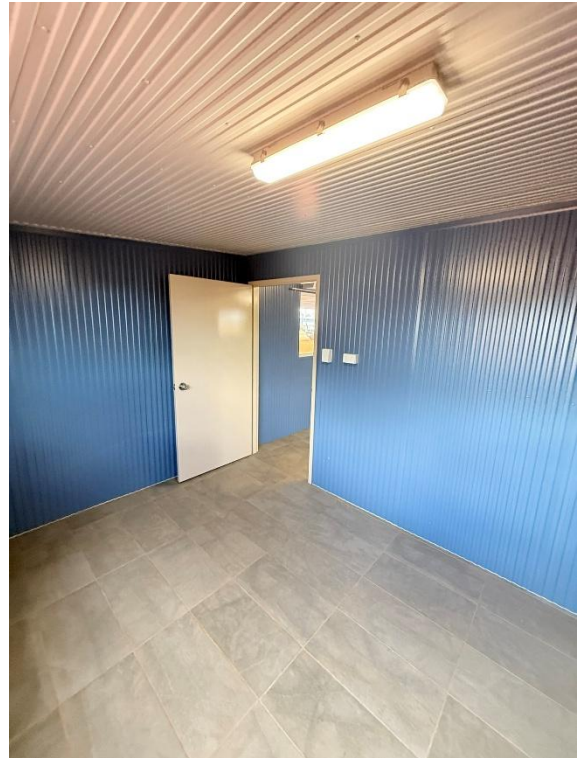


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After:



After:

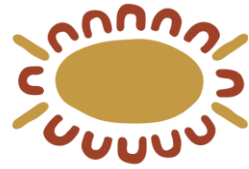


After:



After:





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After:



After:



After:



After:



After:



After:





Attachments

Electrical Certificate of Compliance
Plumbing Certificate of Compliance
Gas Certificate of Compliance
Waterproofing Certificate
Plans