

Completion Report

Homelands Housing and Infrastructure Program



HHIP - Jemelke

Housing Upgrades

House No 1



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Service Provider	Thangkenhareng Aboriginal Corporation	ABN	86 778 154 824
Contact Details	LeRoy Hocking CEO 08 8956 9838 thangkenhareng@hotmail.com	Contractor Accreditation Limited (CAL) Registration Number:	
Project Name	HHIP	Contract No.	
Homeland	Jemelke	Community ID	824
Project Type	Housing upgrades	House #	1
Commencement Date	19 March 2026	Completion Date	4 June 2026

Project Summary

Include a brief summary of the deliverables on the project. Also include a photo of handover back to residents on completion of the project, if applicable.

Now Build NT, as engaged by Thangkenhareng Resource Centre, have completed the housing upgrade works to House #1 at Jemelke.

All works have been completed in accordance with the scope.

The works commenced on 19 March, 2026 and were completed on 4 June, 2026.

Now Build NT achieved an indigenous employment rate of 40%.



Scope of Works Overview

Homeland:	Jemelke
House/Asset No:	#1
Scoping Date:	August 2025
Scoped By:	Gene Gilby/Tom McCarthy

AGREED SCOPE OF WORKS				
GENERAL EXTERNAL WORKS				
	Fence	front 1m	30	Inc VA gate
	Solar Service	Service Solar Hot Water Unit - Refer general notes page for service details 300 ltr		
20	Clothesline	install new 3.2 mm SS wire		
21	Fence Access Gates	Supply install new drop bolts		
22	External GPOs	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.		
23				
24	Yard clean	Remove and dispose approx. 3m2 waste to local rubbish dump		
25	Roof Clean	Clean debree and leaf matter from roof		
	External lights	Replace 600 WP Batten x 3		
	Access Ramps/rail	supply install metal ramp to front entrance and concrete landing to mesh door entrance/install 300mm grab rail at front door		
	Concrete plith to rain tank 400mm	supply install 400mm plith to water tank base		
General Internal Works				
26	Internal Painting	All Interior door, window and RAC frames	Self-Destruct - Semi Gloss Enamel	1
27		Ceilings	White Delight D12w	1
28		Walls	Hogs Bristle - Satin	1
29	Full external repaint - Clean and paint all previously painted walls, ceilings, trims, posts, doors, windows frames & architraves. Prepare and patch any cracks / holes throughout internal building before paint/ include mesh enclosure			1
30	Heavy Duty Clean / Paint Preparation	Provide industrial heavy clean to all internal surfaces including acid wash to toilet bowl, bath and all tiled surfaces.		
31	Pest Control	Provide pest control treatment to entire house. 2 x treatments, provide pest control certificates at handover		
32	Smoke Detectors	Remove existing smoke detectors and supply new 10 year lithium battery smoke detectors in compliance with NCC & AS3786		
33	Solar Hot Water Booster Switch	supply and install 1 x SHW Booster switch to internal of dwelling		

34	Floor Tiles	Tile with new ceramic 300mm x 300mm tile throughout house including 300mm x 150mm skirting tile. Wet areas to include bathroom, toilet & laundry - Tile with new ceramic 200mm x 200mm tile including 200mm x 200mm skirting tile, include floor preparation & remove existing floor tiles. Must include waterproofing to all wet areas as-per Australian Standards. Provide waterproofing certificate at handover.	100
35	Final Trade Clean	Ensure all surfaces are clean and all building rubbish is removed	1
	Solar Service	Service Solar Hot Water Unit - Refer general notes page for service details 300 ltr	
Living / Dining Rooms			
	Item		General Notes
37	Entrance Doors	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, Complete
38	Locksets entrance	Front Door	Supply install new kk series keyed alike
39	Vandel Plates	Front Door	Supply install new steel vandal plate
41	Weather Seal	Front Door	Supply & install new RP4 Weather Excluder to external door.
43	Door Stop	Replace	Supply & install new rubber door stop to floor.
44	Door Striker	Replace	Supply & install new striker plate.
49	Light Fittings x 2	Replace	Supply and Install LED batten light, including removal & disposal of existing light fitting
50	Light Switches x2	Replace/new	Replace 1 gang light switch x gang x gang
51	Power Points x	3	Remove & dispose of existing Supply & install new combination double switched socket outlet.
53	Fan Controls With Toggle Switch	New	Supply new switch complete with new wire feed
58	Windows Service	Service	Service complete . Refer general notes page for service details
63	Curtain Rod Brackets	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.
Kitchen			
	Item		General Notes
66	Door 1 Internal	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, complete ,(Ensure that door tops & bottoms are painted)
67	Lock Sets	Replace	Supply install new kk series keyed alike
68	Vandel Plates	Replace	Supply install new steel door vandal plate
72	Door Stop	Replace	Supply & install new rubber door stop to floor.
73	Door Striker	Replace	Supply & install new striker plate.
77	Floor Coverings	Remove /clean	Remove exiting floor coverings supply new tiles 100 m2
78	Light Fittings x 2	Replace	Supply and Install LED oyster light, including removal & disposal of existing light fitting X
79	Light Switches	Replace	Replace gang light switch
80	Power Points	Single / Double / WP	Remove & dispose of existing combination double switched socket outlet.
81	Ceiling Fans	Replace /new	Supply install new 900mm ceiling fan to avoid strobing
82	Fan Controls With Toggle Switch	Service/replace	S/I new switch complete with new wire feed
87	Windows Service		Ease & Adjust & lubricate sliding window rollers.
91	Curtain Rod Brackets	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.

107	Kitchen cupboards	clean/paint	Remove pressure clean paint reinstall.	1
102	Drawer Unit	Repalce/ Ease	Replace drawer unit to kitchen cupboards, & install new (1) drawer unit, SS	1
103	Stove Westinghouse Gas	new	Disconnect, remove & dispose of existing stove & install new stove as per manufacture's recommendation and AS Standards. Inclusive of any additional materials and labour to ensure that stove can be moved for cleaning purposes. Provide DHsg with warranty documentation.	1
107	Wall Tiles	Replace /New	Floor Level to 600mm above hotplate & 200mm past Stove edge	1
108	Sink	New /seal	Remove replace with new include new pvc waste trap	1
109	Flickmixer	Replace /New	Remove replace with new flick mixer	1
111	Minicocks	New	Supply and fit new minicocks x 2 hot and cold	1
112	Splashback Tiles m2	Replace /New	Remove replace with new 200 x 200 include grout and silicone seal	8
113	Re-Silicon Seal Benchtop, Edges & Joins to Splashback	Reseal	Reseal splash back 4 Lm	4
	Stainlees shelves	new	supply install 2 x 1 m SS shelves	2
	Relocate gas feed stove	relocate	move relocate gas outlet for stove make complaint	1
Passage / Hall way				
	Item		General Notes	
126	Light Fittings	Replace /new	Supply and Install LED batten light, including removal & disposal of existing light fitting	1
127	Light Switches	Replace /new	Replace gang light switch	1
Bedroom #1				
	Item		General Notes	
138	Doors	Replace /new 820 920	Replace complete seal top and bottom edges	1
139	Lock Sets	Privacy	supply install new kk series	1
144	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
145	Door Striker	Replace /new	Supply & install new striker plate.	1
153	Power Points X 1	Single / Double	Remove & dispose of existing combination double switched socket outlet. X	1
154	Ceiling Fans	Replace /new	Supply install new ceiling fan 1200mm	1
155	Fan Controls With Toggle Switch	Replace /new	Supply install new switch complete	1
158	Windows Replace	Replace /new	Remove supply new with half security screen	1
159	Windows Service	Service /Rollers	Ease & Adjust & lubricate sliding window rollers.	1
163	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	1
165	Built-in Cupboards	Ease adjust		1

Bedroom #2				
	Item		General Notes	
167	Door	Replace 820 920	Replace complete seal top and bottom edges	1
168	Lock Sets	Privacy	supply install new kk series	1
173	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
174	Door Striker	Replace /new	Supply & install new striker plate.	1
180	Light Fittings	Service	Supply and Install LED light, including removal & disposal of existing light fitting	1
181	Light Switches	Replace /new	Replace 1 gang light switch	1
182	Power Points	Single / Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	1
183	Ceiling Fans	Service/replace	Supply install new ceiling fan 1200mm	1
184	Fan Controls With Toggle Switch	Replace /new	Supply install new switch	1
188	Windows Service	Replace /new	Ease & Adjust & lubricate sliding window rollers.	2
192	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	2
194	Built-in Cupboards	Ease adjust	clean /reinstall missing door	1
Bedroom #3				
	Item		General Notes	
196	Doors	Replace 820 920	Replace complete seal top and bottom edges	1
197	Lock Sets	Privacy	supply install new kk series	1
202	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
203	Door Striker	Replace /new	Supply & install new striker plate.	1
209	Light Fittings X	Replace /new	Supply and Install LED Batten light, including removal & disposal of existing light fitting X	1
210	Light Switches	Replace /new	Replace 1 gang light switch	1
211	Power Points	Single / Double	Remove & dispose of existing combination double switched socket outlet. Supply & install new combination double switched socket outlet.	2
212	Ceiling Fan	Service/replace	Supply install new ceiling fan 1200mm	1
213	Fan Controls With Toggle Switch	Replace /new	Supply new switch complete	1
217	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	2
221	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings. Includes patch & repair damaged surfaces (not include painting of patched surface).	2
222	Built-in Cupboards	clean	resecure door/clean	1
External WC/shower				
	Item		General Notes	
238	Light Fittings X 1	Replace /new	Supply and Install LED batten light, including removal & disposal of existing light fitting	1
239	Light Switches	Replace /new	Replace 1 gang light switch	1
240	Power Points X 1	Single / Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	1

241	Mirror	Replace /new	install new .5 m2 SS	1
242	Tarware	service	service all tapware	1
245	Windows Replace	Replace /new	Remove supply new with half security screen	1
246	floor grate	Replace /new	install new floor grate	1
247	towel hooks	Replace /new	supply install 3 new (back of door is ok)	1
248	Silicone caulk	Replace/ new	silicone all junctions approx 10lm	10
Bathroom				
	Item		General Notes	
254	Doors	Replace 820 720	Replace complete seal top and bottom edges	1
255	Lock Sets	Privacy	supply install new kk series	1
260	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
261	Door Striker	Replace /new	Supply & install new striker plate.	1
266	Floor Coverings	Tiles / Vinyl	Remove replace complete include water proof 6 m2	6
267	Floor Grate	Replace /new	Replace with new mm chrome	2
268	Light Fittings	Replace /new	supply install 600 LED batten	1
269	Light Switches	Replace /new	Remove exiting supply install new single gang	1
270	Power Points	W/P Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	1
272	Windows Service		Ease & Adjust & lubricate sliding window rollers.	1
276	Curtian Rod Bracket	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings. Includes patch & repair damaged surfaces (not include painting of patched surface).	1
277	Wall / Ceramic Skirt Tiles	Replace /new	Remove exiting replace all new 6 m2	6
279	Shower Curtain Rail	Replace /new	Remove replace all new including brace with back blocking	1
280	Shower Soap Dish	Replace /new	Remove and replace with ss style	1
281	Shower Rose	Replace	Remove replace with new include flang	1
282	Shower Tapware	New	Remove install flickmixer Delete spindals, re-route to mixer, block wall	1
283	Handbasin	Replace / resecure	Replace complete include new tapeware pvc trap	1
284	Handbasin Tapware	Service / Replace	new flickmixer	1
285	Minicocks	Replace	Supply install new minicocks x 2 hot and cold	1
286	Mirror	Replace /new	Remove replace to match exiting size approx. .5 M2	1
288	Coat Hooks	1, 2, 3,	Install new x 3 coat hooks	1
289	Towel Rail	Resecure/Replace	Remove & dispose of existing towel rail & supply & install chrome plated towel rail.	1
290	Bathtub	Remove	Remove delete tapware make good	1
291	Floor	new topping	Allow to top regrade floor 6m2	6
292	disable rails x 2	New	supply install x 2 rails to shower area	2
	Basin splashback	Replace /new	Remove and replace match exiting .5 m2	1
	SS Shelf	New	supply install x 2 600mm SS shelves	2
	Bench seat	replace	repalce install with new ? You have one specified ?	1
WC Toilet				

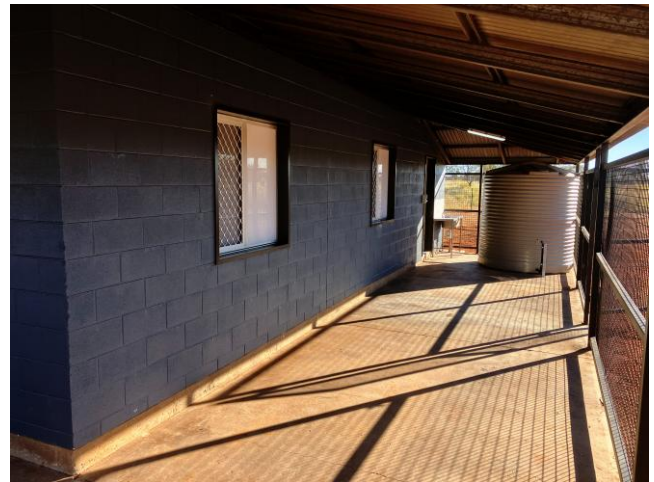
	Item		General Notes	
304	Doors	Replace 820 720	Replace complete seal top and bottom edges	1
305	Lock Sets	Privacy	supply install new kk series	1
310	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
311	Door Striker	Replace /new	Supply & install new striker plate.	1
318	Light Fittings X	W/P 600mm LED	Remove replace w/p 600 batten	1
319	Light Switches	Replace /new	Replace 1 gang light switch	1
322	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	1
330	Toilet suite	New Replace	Replace complete include minicock, Easy hooker	1
334	Toilet Roll Holder	Replace /Rescure	Remove supply install new SS holder	1
335	Shelf	Replace /new	Supply install new 600 ss type	1
336	Disable rail	New	supply install disable rail with 30 degree rise	1
337	Heavy clean	heavy clean	heavy duty clean floor tiles basin ECT.	1
Laundry				
	Item		General Notes	
338	Door 2	External	Replace complete seal top and bottom edges	2
339	Lock Sets	Privacy /Entrance	supply install new kk series keyed alike + privacy set	1
	Lockwood deadbolt	New Replace	suppy new including vandal plate	2
342	Weather Seal RP4	Replace /new	Supply install new RP4 seal	2
344	Door Stop	Replace /new	Supply & install new rubber door stop	2
345	Door Striker	Replace /new	Supply & install new striker plate.	2
349	Floor Coverings	Tiles	Remove replace 6 m2 include grout silicone skirt tiles Inc W/Proof	6
350	Floor Grate	Replace /new	80mm mm	1
351	Light Fittings	W/P 600mm LED	Remove replace with w/p 600 Led	1
352	Light Switches	Replace /new	Replace gang light switch	1
353	Power Points	W/P Double	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.	1
355	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	1
	Built-in Cupboards	clean	remove clean reinstall	1
360	W/M Trough Tapware	Replace / service	Replace complete set	1
361	W/M Trough	Replace / Resecure	Replace x 1 - Everhard or equivalent 45 litre stainless steel laundry tub, single tapehole, with white polymer/acrylic cabinet including suds bypass. Floor tiles to extend underneath cabinet.	1
362	Isolation Minicocks	Replace / Service	Replace x 2 Minicocks hot and cold	1
363	S/Steel Shelf	200mm x 1000	Replace supply fit fit new SS type	1
364	W/M Tapware	Replace	replace complete	1
365	Splash Back Tiles	Replace /new	Remove replace 4 m2 include grout silicone	4
366	W/M Solid Waste Pipe	Replace /new	Remove supply fit new pvc include waste for WM	1

Visual Progress

Include before and after images of all areas that received upgrades.

BEFORE		AFTER	
Front Exterior			
			
			
Left-Side Exterior			
			

Right-Side Exterior



Back Exterior



Living Room



Kitchen



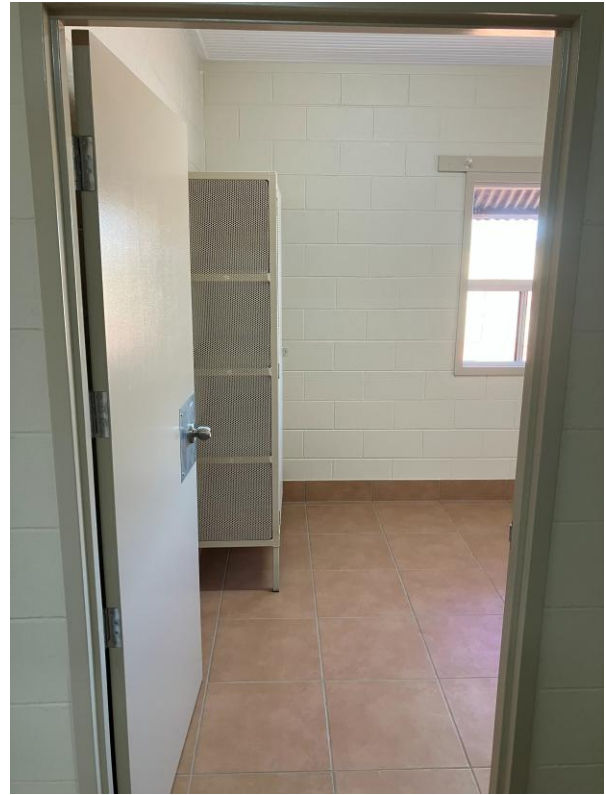
Bedroom 1



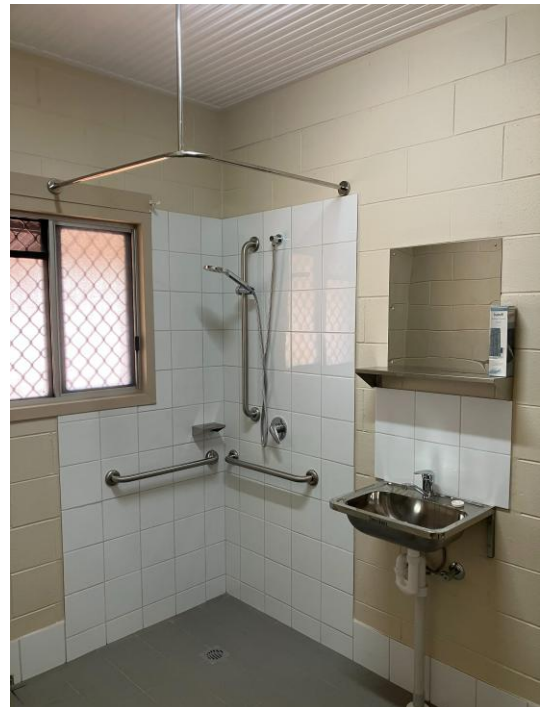
Bedroom 2

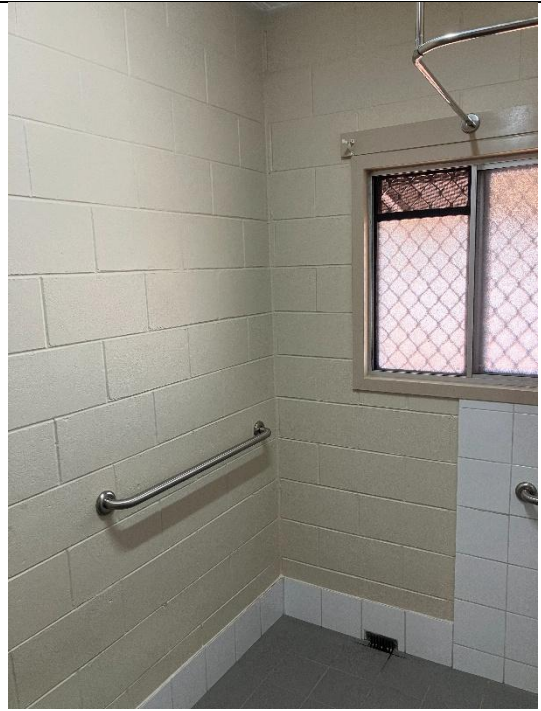


Bedroom 3

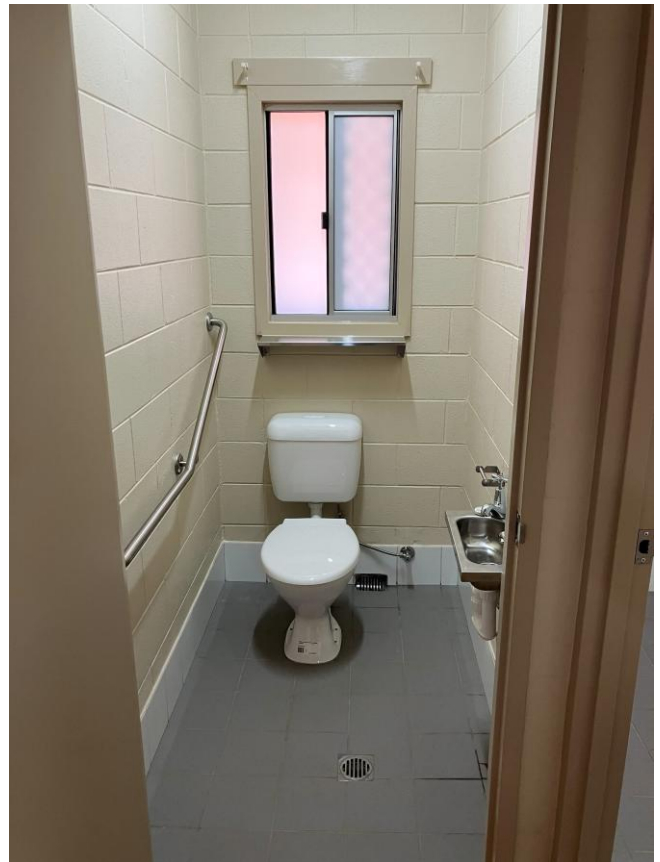


Bathroom

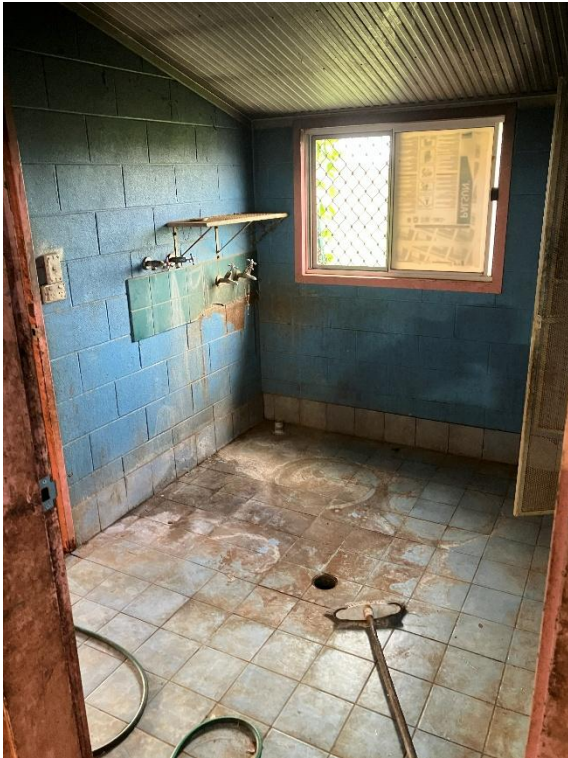




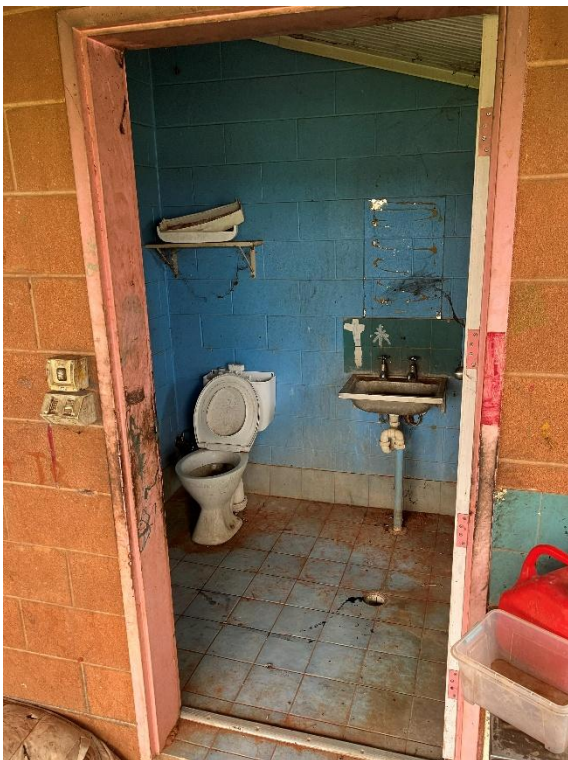
Toilet

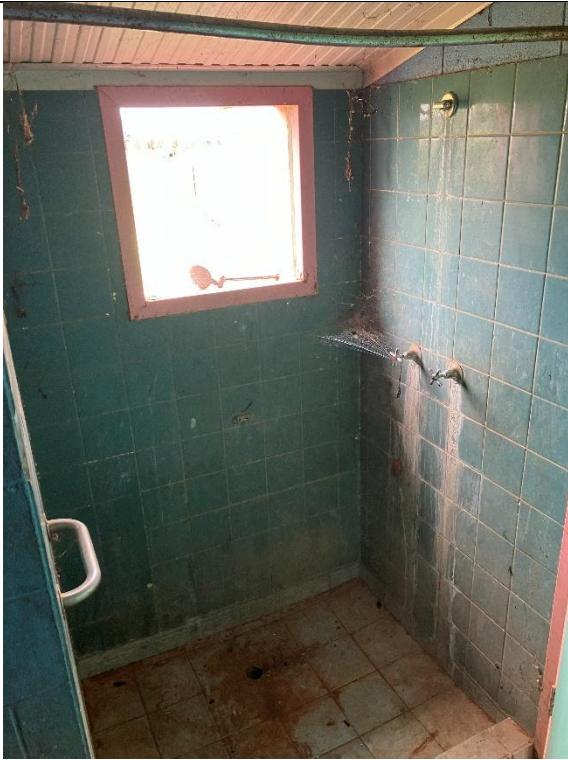


Laundry

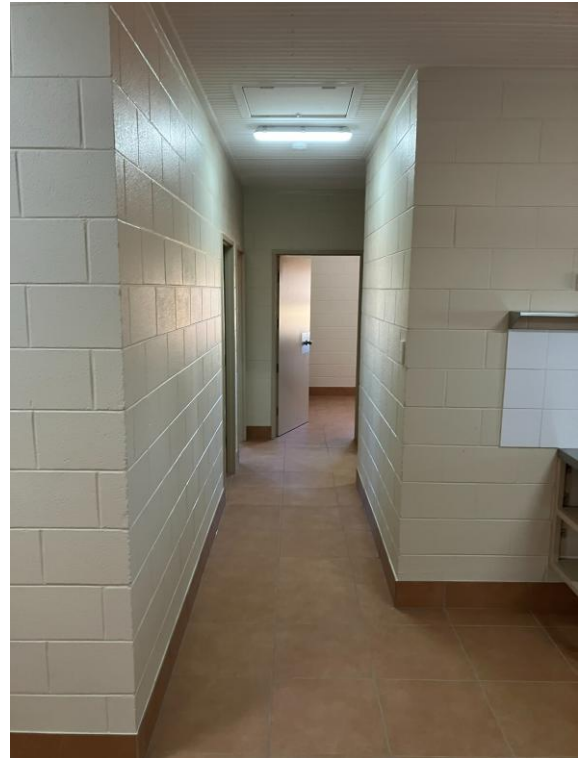


External ablution





Hallway



External works on completion

