

Completion Report

Homelands Housing and Infrastructure Program

NOW
BuildNT

HHIP – Wild Plum

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	Wild Plum	Community ID	823
Project Type	Housing upgrades	House #	1
Commencement Date	16 October 2025	Completion Date	12 February 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 Wild Plum.

All works have been completed in accordance with the scope.

The works commenced on October 16, 2025. Internal scoped works were completed on December 24, 2025. The keys were handed over to the tenant and a talent release form signed on 24 December 2025. All External works were completed on 12 February, 2026.

Now Build NT achieved an indigenous employment rate of 33%.



Scope of Works Overview

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

GENERAL EXTERNAL WORKS							
				Wattyl Brand - Satin - Only 1 Colour Choice	Amount		
	External Painting	External wall Colours					
1	Full external repaint - Clean and paint all previously painted walls, ceilings, trims, posts, doors, windows and frames, architraves and clothesline. Prepare and patch any cracks / holes throughout external building before paint - House numbers to be repainted and visibly clear from the street - white background - 180mm black number stencilled. Ensure no overspray						
2	Fascia, posts and Flashings exterior door, window and RAC frames	Charcoal - (Satin Wattyl weather guard)					
4	Paint preparation	Heavy duty pressure clean is required on all surfaces before painting.					
7	Taps & Splashpads	supply install new to NTG standards			1		
8	Water Isolation Valve & Surround						
9	Soil Erosion	supply and place 3 m ³ of soil and compact around house concrete slab to reduce exposure to slab edge and foundations and fill in any dog holes around house					
General External Works					page 2		
	Fence	front 1m	25	Side 1m	25	Include VA rural gates	
		Rear 1m	25	Side 1m	25		100
	Solar Service	Service Solar Hot Water Unit - Refer general notes page for service details			300 litre		1
20	Clothesline	Install new SS wire					1
22	External GPOs	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.					1
24	Yard clean	Remove and dispose approx. 10m ² waste to local rubbish dump					1
25	Roof Clean	Clean degree and leaf matter from roof					1
	External lights	Replace 600 WP Batten x					2
	Septic drains	Repair IO drain covers x 2 install new 2 x gatic lids install 4 bollards					2
	Ramps metal	supply install front and rear entrance/include concrete ramp to verandah entrance + 300mm g/rail					2
	Cage infill front	supply cage/mesh secure area 191m with 2 x PA Doors(judy Barker) 920. painted					1
General Internal Works							
26	Internal Painting Throughout	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			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.		1
31	Pest Control	Provide pest control treatment to entire house. 2 x treatments, provide pest control certificates at handover		1
32	Smoke Detectors	Remove existing smoke detectors and supply new 10 year lithium battery smoke detectors in compliance with NCC & AS3786		1
33	Solar Hot Water Booster Switch	supply and install 1 x SHW Booster switch to internal of dwelling		1
34	Floor Tiles M2	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. No demo		100
35	Final Trade Clean	Ensure all surfaces are clean and all building rubbish is removed		1
Living / Dining Rooms				
	Item		General Notes	
37	Entrance Doors	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, Complete	1
38	Locksets entrance	Front Door	Supply install new kk series keyed alike	1
39	Vandal Plates	Front Door	Supply install new steel vandal plate	1
41	Weather Seal	Front Door	Supply & install new RP4 Weather Excluder to external door.	1
43	Door Stop	Replace	Supply & install new rubber door stop to floor.	1
44	Door Striker	Replace	Supply & install new striker plate.	1
49	Light Fittings x 2	Replace	Supply and Install LED WP batten light, including removal & disposal of existing light fitting	2
50	Light Switches x 2	Replace/new	Replace 1 gang light switch x gang x gang	2
51	Power Points x	Single / Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	3
52	Ceiling Fans x 2	New	Supply new ceiling fan 1400mm	2
53	Fan Controls With Toggle Switch	New	Supply new switch complete	2
57	Windows Replace/combo	Replace	Remove supply new with half security screen /combo	1
58	Windows Service	Service	Service complete . Refer general notes page for service details	2
63	Curtain Rod Brackets	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	3
Kitchen				
	Item		General Notes	
78	Light Fittings x 1	Replace	Supply and Install LED WP Batten light, including removal & disposal of existing light fitting X	1
79	Light Switches	Replace	Replace gang light switch	1
80	Power Points	Single / Double / WP	Remove & dispose of existing combination double switched socket outlet.	3

87	Windows Service		Ease & Adjust & lubricate sliding window rollers.	1
91	Curtain Rod Brackets	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	1
92	Pantry SC timber door	Ease adjust New	Ease and adjust cupboard doors to ensure smooth operation, so not to inhibit/bind surfaces. Fit HD new D latch. New SC door on my notes inc hardware	1
107	Kitchen cupboards L/M	Replace/ Stainless	Remove Replace like for like Refer to specs and general notes.	7
102	Drawer Unit	Replace/Stainless	Replace drawer unit to kitchen cupboards, & install new two (2) drawer unit,	1
103	Stove Westinghouse Gas	Replace/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. Gas to include COC	1
107	Wall Tiles - Floor Level to 600mm above hotplate & 200mm past Stove edge	Replace /New/Stainless	Tile from floor level to above stove. Stainless steel sheet	1
108	Sink	New /seal	Remove replace with new include new pvc waste trap	1
109	Flick mixer	Replace /New/service	Remove replace with new flick mixer	1
111	Minicocks	New	Supply and fit new minicocks x 2 hot and cold	2
112	Splashback Tiles/stainless LM	Replace /New	Remove replace with new 150 x 150 include grout and silicone seal LM	6
Passage / Hall way				
	Item		General Notes	
126	Light Fittings	Replace /new	Supply and Install LED WP batten light, including removal & disposal of existing light fitting	1
127	Light Switches	Replace /new	Replace gang light switch	1
135	Man Hole Cover	Replace /new	install new	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
151	Light Fittings X 1	Replace /new	Supply and Install LED WP batten light, including removal & disposal of existing light fitting	1
152	Light Switches	Service/replace	Replace 1 gang light switch	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	1
158	Windows Replace/combo	Replace /new	Remove supply new with half security screen /combo window	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/stainless	supply install new 900mm stainless	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 WP stainless light, including removal & disposal of existing light fitting	1
181	Light Switches	Replace /new	Replace 1 gang light switch	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 complete	1
187	Windows Replace/combo	Replace /new	Remove supply new with half security screen combo nation window	1
188	Windows Service	Replace /new	Ease & Adjust & lubricate sliding window rollers.	1
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	new	Supply install 900mm stainless	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	1
203	Door Striker	Replace /new	Supply & install new striker plate.	1
209	Light Fittings X	Replace /new	Supply and Install LED WP batten light, including removal & disposal of existing light fitting X	1
210	Light Switches	Replace /new	Replace 1 gang light switch	1
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).	1
222	Built-in Cupboards	Ease adjust/new	Supply install new 900mm stainless	1
Bathroom				
	Item		General Notes leave floor tiles?	
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	1
261	Door Striker	Replace /new	Supply & install new striker plate.	1
267	Floor Grate	Replace /new	Replace with new mm chrome	1
268	Light Fittings WP	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	service only	Ease & Adjust & lubricate sliding window rollers.	1
277	Wall / Ceramic Skirt Tiles	Replace /new	Remove exiting replace all new 10 m2	10

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 200x100mm	1
281	Shower Rose/disable	Replace	Remove replace with new include flange T bar disable one	1
282	Shower Tapware	Replace /Service	Service complete seal behind flanges	1
283	Handbasin	Replace / resecure	Replace complete include new tapware pvc trap	1
284	Handbasin Tapware	Service / Replace	Service complete	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 900 mm 32mm SS	Resecure/Replace	Remove & dispose of existing towel rail & supply & install chrome plated towel rail.	1
290	Bathtub	Replace /new	Remove prep/makegood ready for tiling	1
291	Bathtub complete tapware	delete	Remove tapware	1
	Basin splashback	Replace /new	Remove and replace match exiting .5 m2	1
	SS shelves	new	supply install 1m SS shelf	1
	Seat	reuse	remove reinstall	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 /Resecure	Remove supply install new SS holder	1
335	Shelf	Replace /new	Supply install new 600 ss type	1
Laundry				
	Item		General Notes	
338	Door 1	Internal	Replace complete seal top and bottom edges	1
338	Door 2	External	Replace complete seal top and bottom edges	1
339	Lock Sets	Privacy /Entrance	supply install new kk series keyed alike 1 of ea ?	1
	Lockwood deadbolt	New Replace	supply new including vandal plate	1
342	Weather Seal RP4	Replace /new	Supply install new RP4 seal	1
344	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
345	Door Striker	Replace /new	Supply & install new striker plate.	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	Replace /new/stainless	Supply install new 900mm stainless	1
360	W/M Trough Tapware	Replace / service	Replace complete set	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 /new	replace complete	1
366	W/M Solid Waste Pipe	Replace /new	Remove supply fit new pvc include waste for WM	1
	dimish strip	new	entrance from living room	1

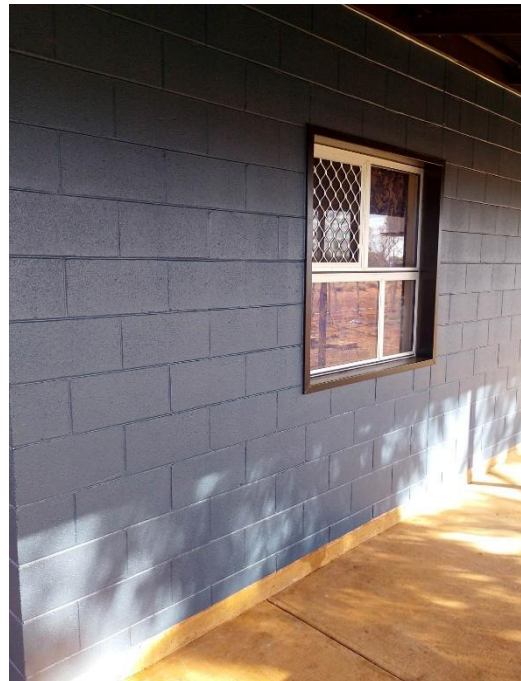
Visual Progress

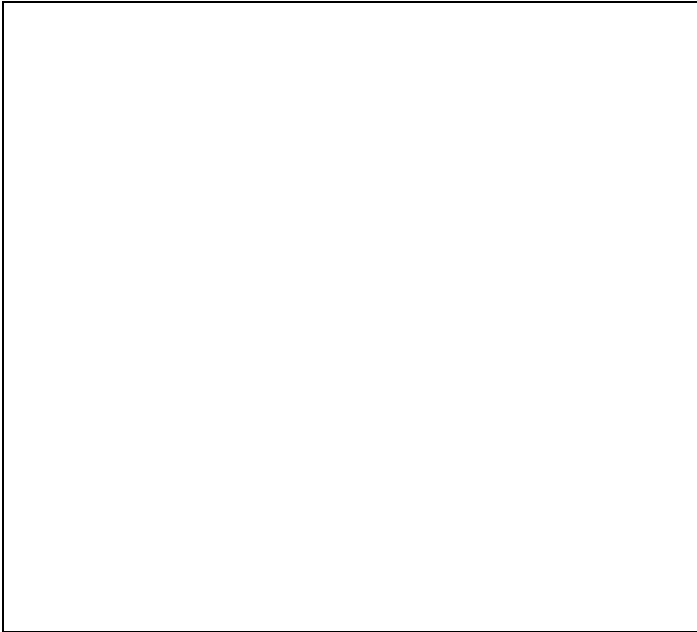
BEFORE	AFTER
Front Exterior	
	  

Left-Side Exterior



Right-Side Exterior

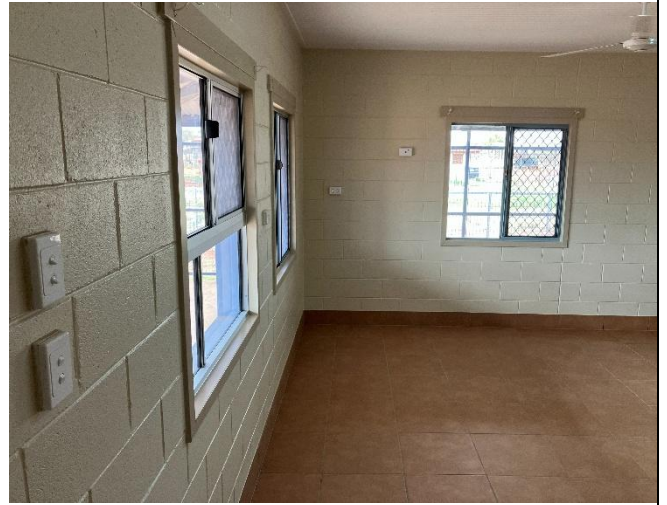




Back Exterior



Living Room



Kitchen



Bedroom 1



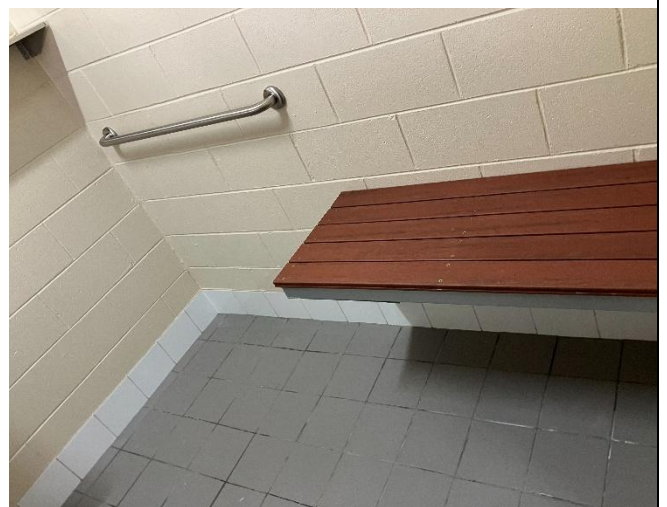
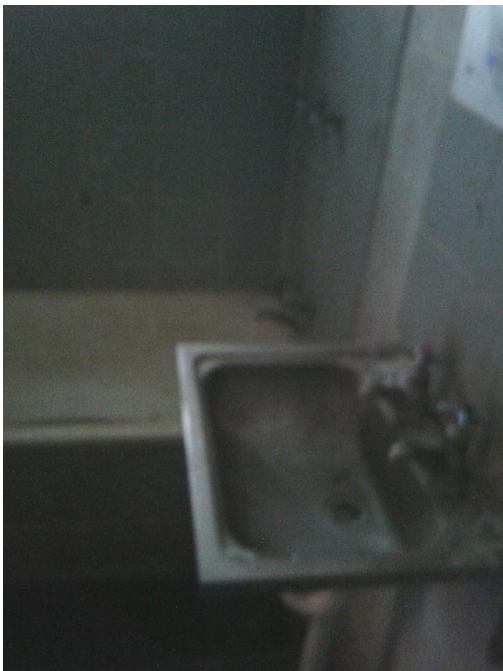
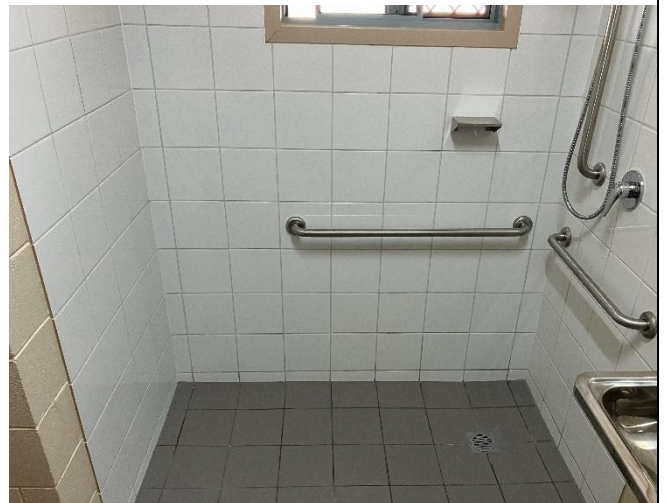
Bedroom 2



Bedroom 3



Bathroom



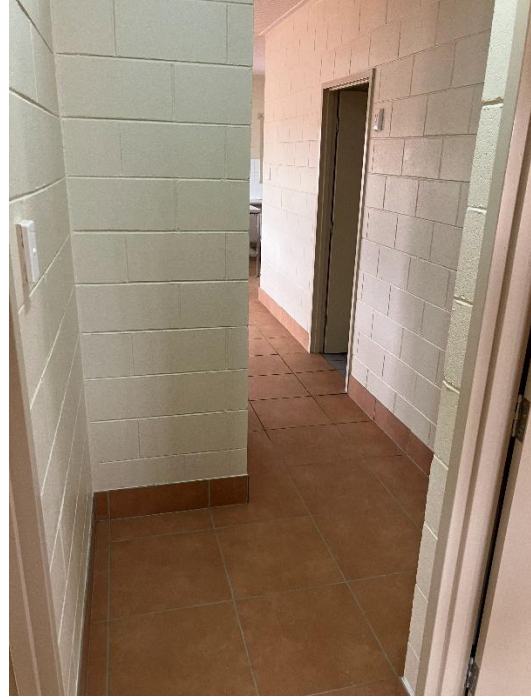
Toilet



Laundry



Hallway



External works - completion







Approved Variations

Description	Quantity
Bathroom floor waste under bath to main drain only 40mm, not compliant. - demo all floor tiles and grind to prep - cut and demo floor - plumber install new 100mm sewer pipe and fittings inc 1 x extra puddle flange kit, from new Shwr location back to main waste. - prep, plastic, dowel and concrete floor - install new floor screed 6 m2 - install waterproofing 6m2 - install new floor tiles to finish 6 m2	1.00
Bathroom - 1 x extra SS grab rail 32 mm 1 m	1.00
Toilet - 1 x 45 degree, large SS grab rail, disable compliant 32mm	1.00
Toilet - replace 4 l/m damaged skirting ties w new	4.00
Laundry - replace 6 l/m damaged skirt tiles w new	6.00
Dining - Windows x 2 , new polycarb panes - 1 x window new centre mullion to frame	1.00
Description	Quantity
Kitchen - 1 x new standard window complete - new pantry shelves (no charge)	1.00
B1 + B2 - new polycarb panes + new sliding sash	2.00
B3 - 1 x new RAC combo window complete	1.00
Electrical B1 - 1 x GPO \$125 B2 - 2 x GPO \$250 B3 - 1 x GPO \$125 - 1 x 1200 ceiling fan \$400 - 1 x toggle switch \$150 Outside WP GPO x 1 \$150	1.00
Exterior - supply and install 9 kg gas bottle and holder	1.00
Plumber - replace tap to outside sink, existing seized \$150 - replace gas reg and run new supply line \$620 - replace 2 x ORGs @ \$150 ea = \$300	1.00
Roof - replace missing whirly bird	1.00