DINYBULU
REGIONAL SERVICES
RAMINGINING

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HHIPN00006 Ngangalala Housing Upgrades

House 7 - Ngangalala

Completion Report

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Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 7
Contract No:	HHIPN00006
Completion Date:	13 June 2024

Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 7, on behalf of the NT Government and local Ngangalala Homeland community residents.

The works have been completed in accordance with the submitted scope of works and saw the final product delivered to the high quality expected by our customer and community.

The mentioned works at House 7, Ngangalala commenced 12th May 2024 and was completed on the 13th June 2024 representing an four (4) week works program.

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In the delivery of this project the local indigenous engagement exceeded 3 people directly associated with this project employed by Dinybulu Regional Services, and there are 3 indigenous trades mentors working on the delivery of these works too.

Bukmak have been engaged to deliver the following housing upgrade works for House 7, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The competed works are as follows:

SCOPE:

Ngangalala
House 7
Scoping date - 05/12/23

Throughout the Dwellings
Exterior Pressure wash (Approximately 196m²)
Internal Pressure wash (Approximately 357m²)
Internal wall painting (Approximately 357 m²)
Ceiling painting (Approximately 153m²)
Doors and frames to paint (9 Each)
Replacing 600mm Louver blades (20 Each)
Replacing 600 x 1800 louver galleries (4 Each)

Exterior
Pressure Clean
Replace complete stairwell rear + 3 x step treads
Remove and Replace 12m x 3 Bearers 150 x 50
Remove and Replace 12 m x 12 joists 100 x 50 RHS
Demo existing deck x1
New deck 8 x 3 m Mod Wood Deck (Rear)
New 2 tier handrail 42.9 L/M
Install 15 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of building
Replace ORG cover

Lounge/Kitchen
Replace Solid core door + Entrance set + Vandal Plate
Replace Kitchen Sink mixer with SS mixer
Replace Floor from Back wall to approx. 4m internal with 19mm FC sheet + Re tile area 200 x 200 terracotta tiles
Service louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bathroom 2m x 2.3m
Replace Solid core door + Privacy set + Vandal Plate
Demolish Existing Bathroom, including cladding, shower base and other plumbing fixtures and flooring
Replace stud walls in bathroom
Replace wall sheeting with 6mm FC Sheet, Floor with 19mm FC Sheet
Tile Complete shower wall and floor and splash back to sink area
New shower taps and rose + soap holder, toilet, basin, and mirror (use stainless products where possible Remote housing spec)
Install 19mm FC sheet to floor area 2m x 3m
Re tile Floor and walls to wet area

Laundry
Install 19mm FC Sheet to floor area 2m x 3m
Re tile Floor and walls to wet area
Replace Laundry sink and tapware + washing machine cocks once structural works have been complete to deck

Bedroom 1
Replace Solid core door + Privacy set + Vandal Plate.
Patch 100 x 100 hole in wall FC Sheet
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 2
Replace Solid core door + Privacy set + Vandal Plate.
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 3
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 4
Replace Solid core door + Privacy set + Vandal Plate.
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Electrical Works
Note – In the absence of a pre scope inspection by a qualified electrician as to total works required to enable issue of an Electrical Certificate of Compliance (COC) on completion, Bukmak's price is based on the maximum of replacing the following items. If on attending the dwelling, additional works are required over and above the identified below (item & quantities), additional works will be extra to the lump sum amount.

Replace/Supply and Install hardwired smoke detectors in compliance with NCC and AS3786 (2 Each)
Check earth stakes are compliant with NCC AS 3000 (1 Each)

Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards (1 Each)
Replace / Supply and Install double GPO (8 Each)
Replace / Supply and Install W/P double GPO (4 Each)
Supply and Installation of 300mm Exhaust fan (1 Each)
Replace / Supply and Install stove isolator switch (1 Each)
Replace / Supply and Install stove power outlet (1 Each)
Replace / Supply and Install stove including vermin kit utilising existing cabling - plug in (1 Each)
Supply and Installation of lockable circuit breaker including reporting to PWC (1 Each)
Remove existing light fitting and replace with LED Oyster light fitting (5 Each)
Remove existing light fitting and replace with W/P LED Oyster light fitting (3 Each)
Replace / Supply and Install double gang combination (5 Each)
Replace / Supply and Install light switch with W/P light switch (3 Each)

Summary
House in Poor structural condition where existing wet areas are located.
This will require significant structural works to take place as identified in the scope.
A roof sheet inspection will be required and will be a variation if replacement needed.

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Approved Variation/s

Painting of the lounge/kitchen in the 'NTG yellow', as they have a family members body returning to community on the 28/6.
The remaining internal painting of the bedrooms and bathroom etc. to remain the same.

The value of the Request for Variation #17 is $314.60 including GST

Please see Request for Variation #22 for the repair to the damaged pipe under the kitchen of Lot 7 Ngangalala.

The value of Variation #22 is $2,830.00 excl GST

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

Please see Request for Variation #28 for repair works to the Solar Hot Water unit required at Lot 07 Ngangalala.

The value of Variation #28 is $3,331.00 excluding GST

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

Please see Request for Variation #26 for Extra Electrical work required at Lot 07 Ngangalala.

The value of Variation #26 is $5,601.00 excluding GST

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

LOT 7

Category	Irem Ref	Description	Original Qty (Scope)	Actual Qty (Electrician Report)	Qty Variance
LIGHTS, SWITCHES, FANS	137	Remove existing light fitting and replace with LED Oyster light fitting	5	8	3
	138	Remove existing light fitting and replace with W/P LED Oyster light fitting	3	0	-3
	142	Replace / Supply and Install 600mm W/P light cover	0	1	1
	143	Replace / Supply and Install 1200mm W/P light cover	0	5	5
	145	Remove existing light fitting and replace with 600 W/P LED light fitting	0	0	0
	148	Replace / Supply and Install 1400 dia ceiling fan including controller	0	6	6
	150	Replace / Supply and Install light switch	0	12	12
	151	Replace / Supply and Install double gang combination	5	2	-3
	153	Replace / Supply and Install light switch with W/P light switch	3	0	-3
GENERAL WORKS	174	Electrician	0	0	0
SMOKE DETECTOR	178	Replace / Supply and Install hardwired smoke detectors in compliance with NCC and AS3786	2	1	-1
GENERAL	179	Check earth stakes are compliant with NCC AS 3000	1	1	0
	180	Replace / Supply and Install earth stake cover	0	1	1
	181	Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards	1	1	0
DOUBLE GPO	185	Replace / Supply and Install double GPO including wiring	8	0	-8
	186	Replace / Supply and Install double GPO cover	0	9	9
	187	Replace / Supply and Install W/P double GPO including wiring	4	3	-1
ELECTRIC STOVE	189	Supply and Installation of 300mm Exhaust fan	1	0	-1
	190	Replace / Supply and Install stove isolator switch including wiring to switchboard	1	1	0
	191	Replace / Supply and Install stove power outlet including wiring to switchboard	1	1	0
	192	Replace / Supply and Install stove including vermin kit utilising existing cabling (plug in)	1	1	0
	193	Replace / Supply and Install anti tilt bracket to stove	0	1	1
SWITCHBOARD	195	Supply and Installation of lockable circuit breaker including reporting to PWC	1	1	0
	201	Supply and Install RCD on an electrical circuit	0	8	8
	203	New SB enclosure. Works include: - File NIW paperwork to PAWA; - Pull fuse to house shutting down Supply; - Remove Items in existing switch board enclosure such as meters and associated components; - Remove and replace enclosure like for like running cabling into new enclosure; - Re Install meter and all required components circuit breakers etc.; and, - Re Install power to house and carry out testing as required.	0	1	1
HWS	212	Replace / Supply and Install isolation switch for Solar HWS including wiring	0	1	1

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Visual Progress:

Before:

After:

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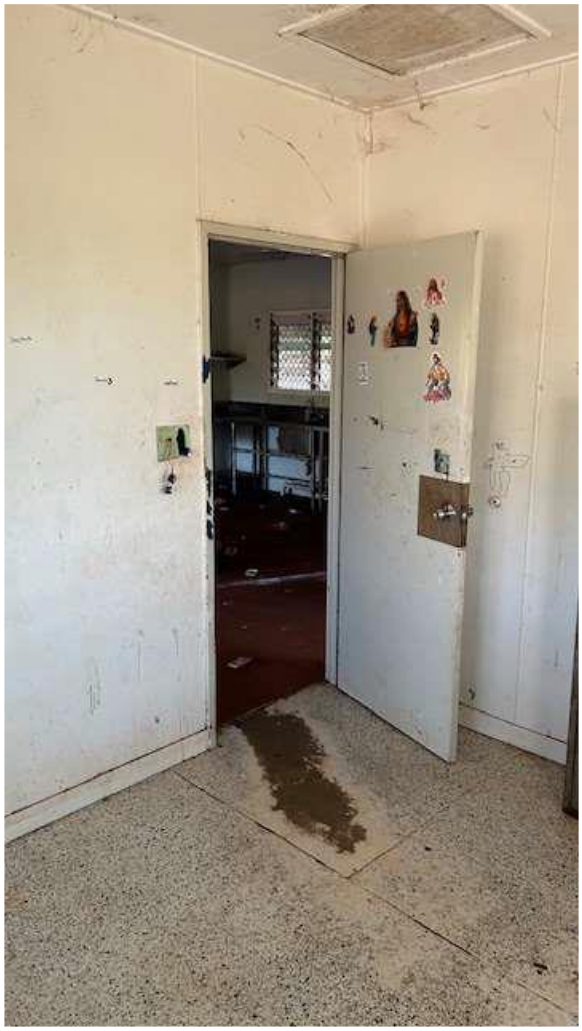

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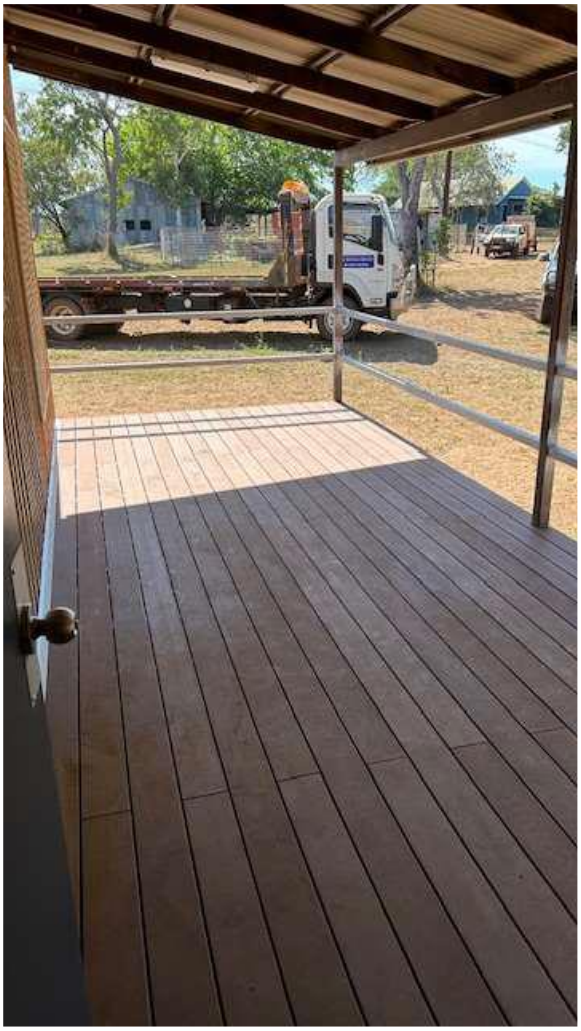

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Attachments:

Electrical Certificate of Compliance
Plumbing Certificate of Compliance
Water Proofing Certificate
Serial Number, Warranty & Stove Booklet

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Septic Audit Report & Quote

Septic System

The septic system at lot 7 is a Gravity soakage system and is currently operating however, the hold tank is due for a pump out of solid waste.

HHIP – Ngangalala – Lot 7 Solar Hot Water Services Report

Solar HWU

Following our inspection, we are pleased to report that the Solar hot water system at Lot 9 is currently operational and in good condition. However, it has come to our attention that the connecting pipework is non-compliant with AS3500 standards, posing a potential issue. Furthermore, the water pressure at House 7 is compromised due to valve blockages caused by debris from prevalent water issues within the community.

While addressing these concerns may not serve as an ultimate solution to House 7's water pressure issues, it is expected to provide some relief to the tenant by enhancing the hot water system's pressure. It's worth noting that the current Solar system installed at the house typically boasts a lifespan ranging from 5 to 10 years.

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Serial Number, Warranty & Stove Booklet

Ceiling Fan

Performace Range
Sweep Fan

CLIPSAL
by Schneider Electric

P3JH1200**, P3JH1400**, P3HS1200**, P3HS1400**, P4HS1200**, P4HS1400**, P4JH1200**, P4JH1400** series

Installation Instructions

For your safety

⚠⚠ DANGER

HAZARD OF ELECTRIC SHOCK, EXPLOSION OR ARC FLASH

- This product must only be installed by appropriately qualified and/or licensed electrical personnel.
- Isolate the electrical supply before doing any work on this product.
- Ensure that the product has been correctly installed and tested for safe operation before reconnecting the electrical supply.

Failure to follow these instructions will result in death or serious injury.

⚠ CAUTION

IMPORTANT INSTALLATION SAFEGAURDS

- Means for disconnections must be incorporated in the fixed wiring in accordance with the wiring rules.
- The mounting bracket must be fixed to a solid structure, such as ceiling joist with sufficient strength to withstand 4 times the weight of the fan, 30 kg recommended (Figure 1).
- The fan should be mounted so that the blades are at least 2.1 m above the floor, and 300 mm from the tip of the blade to the nearest object or walls (Figure 2).
- Hangsure mounting is suitable for pitched ceilings with a maximum angle of 18.5° (Figure 3).
- The use of attachments not recomended or sold by appliance manufacturer may cause a risk of injury to person.
- The appliance is only intended for the purpose described in the user manual. Do not use the appliance or any part of the appliance out of the intended use to avoid risk.
- Replacement of parts of the safety suspension system device shall be performed by the manufacturer, its service agent or suitably qualified persons.

Failure to follow these instructions can result in injury, equipment damage or unnecessary vibration and noise.

⚠ CAUTION

IMPORTANT CLEANING SAFEGAURDS

- Isolate electrical supply before doing any cleaning of this product.
- Periodic cleaning of ceiling fan is required. It is recommended to clean every 6 months. Harsher environment may require more regular cleaning. Use a soft brush or lint free cloth to avoid scratching the paint finish.
- Do not use water when cleaning your ceiling fan as it could damage the motor or blades and possibility of an electric shock.
- The motor has a permanently lubricated ball bearing so there is no need of oil.

Failure to follow these instructions can result in injury or equipment damage.

⚠ CAUTION

INSTALLATION HAZARD

- To ensure proper balance, do not mix up blades with those from another fan as they are a matched set.
- Transport and transit handling may loosen factory fitted cables, please chek and secure terminal screws before installation.
- Do not place motor on a flat surface. The plastic nipple underneath the motor cannot support the weight of the motor and may be easily damaged (Figure 4).
- When working on the fan, place motor on the foam packaging with the nipple located in one of the recesses. This protects the nipple and the finish (Figure 5).

Failure to follow these instructions can result in injury or equipment damage.

SEWFM

1. Technical data

Ceiling Sweep Fan series - Max weight 5.7 kg	
230-240 V AC, 50 Hz, 60W	230-240 V AC, 50 Hz, 66W
P3HS1200AL	P4HS1200AL
P3HS1200SS	P4HS1400AL
P3HS1400AL	P4JH1200AL
P3HS1400SS	P4JH1400AL
P3JH1200AL	
P3JH1400AL	

Figure 1

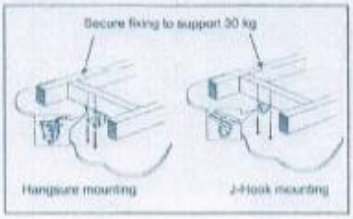


Figure 2

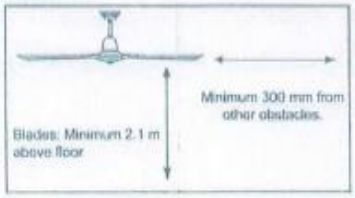


Figure 3

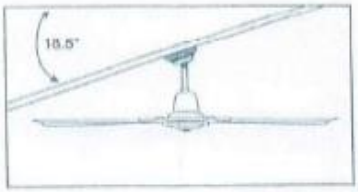
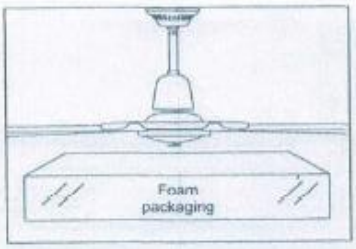


Figure 4

Figure 5

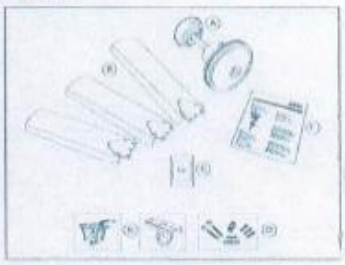


2. Pre-Install Check

Prior to installation, carefully identify the parts (Figure 6.)

(a) Motor Assembly
(b) Blades (3 or 4 depending on model)
(c) Three-Speed Fan Controller
(d) Screw Pack
(e) Mounting Bracket
(f) Instruction Sheet

Figure 6



NOTE:
Controlling Single or Multiple Fans on Single Controller: This fan has been supplied with a Clipsal Three-Speed Controller that is designed to only operate a single fan.
If multiple fans are required to be operated from a single controller, a Clipsal C-Thru™ Electronic Fan Controller (purchased separately) must be used.

NOTICE

HAZARD OF INCORRECT USAGE

The three speed fan controller supplied with each fan is not suitable for controlling multiple fans.

Failure to follow these instructions can result in equipment damage.

3. Fitting the Blades

(1) Place the motor over a foam packaging.
(2) Place the blade over the motor and align the screws.
(3) Secure the blade with screws.

Place the motor

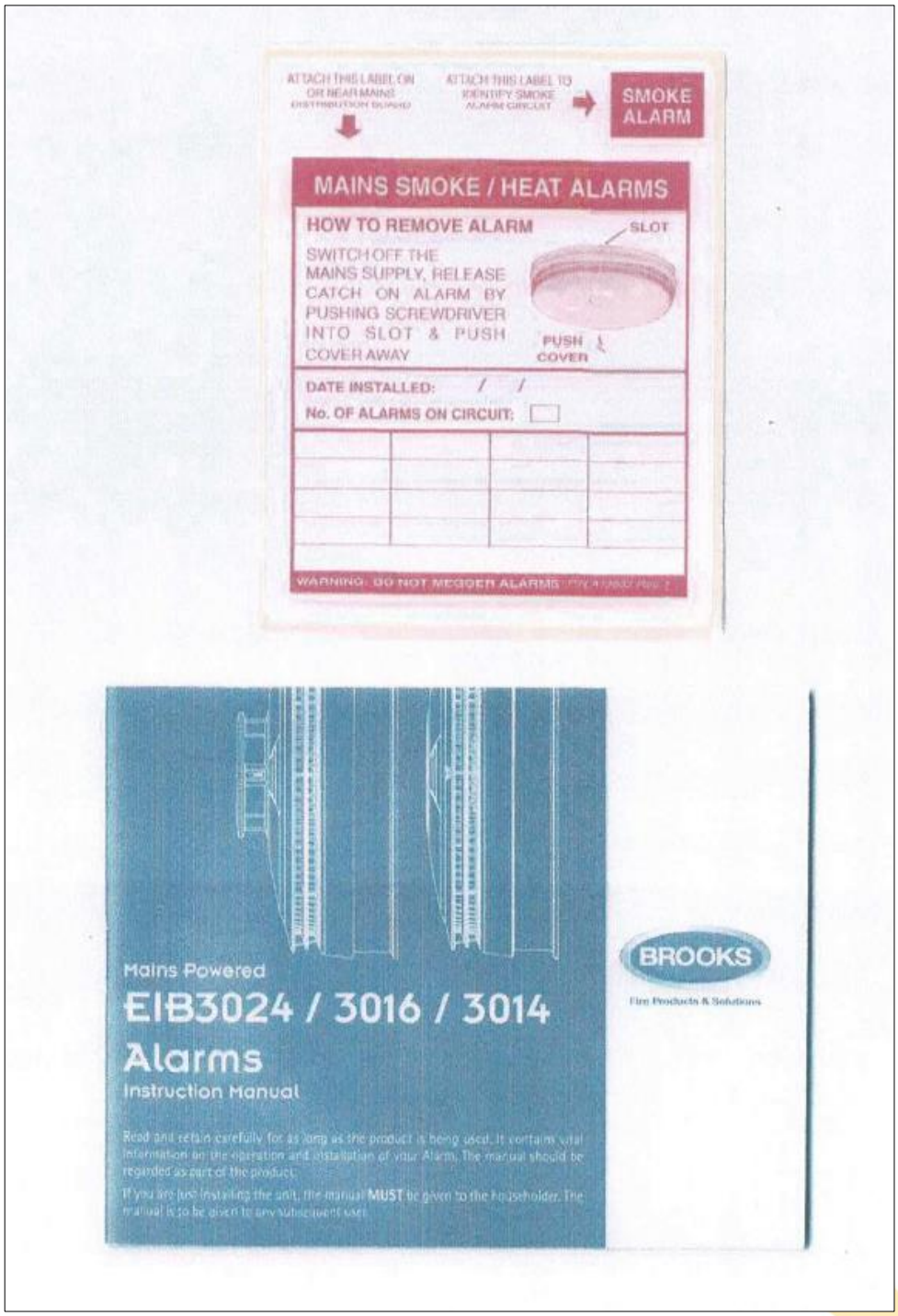
Motor screw holes

Attach blades with screws

Tighten screws

NOTE:
Connecting a Light Fitting: For information on how to connect a light fitting to the Ceiling Sweep Fan, refer to the instruction in the light fitting accessory (Oyster Light and Clipper Light).

Smoke Alarm


ATTACH THIS LABEL ON OR NEAR MAINS DISTRIBUTION BOARD
ATTACH THIS LABEL TO IDENTIFY SMOKE ALARM CIRCUIT
SMOKE ALARM
MAINS SMOKE / HEAT ALARMS
HOW TO REMOVE ALARM
SWITCH OFF THE MAINS SUPPLY, RELEASE CATCH ON ALARM BY PUSHING SCREWDRIVER INTO SLOT & PUSH COVER AWAY
SLOT
PUSH COVER
DATE INSTALLED: / /
No. OF ALARMS ON CIRCUIT:
WARNING: DO NOT MEGGER ALARMS
Mains Powered
EIB3024 / 3016 / 3014
Alarms
Instruction Manual
Read and retain carefully for as long as the product is being used. It contains vital information on the operation and installation of your Alarm. The manual should be regarded as part of the product.
If you are just installing the unit, the manual MUST be given to the householder. The manual is to be given to any subsequent user.
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Fire Products & Solutions