

Completion Report

Homelands Housing and Infrastructure Program



HHIPN0003 - Gangan Housing Upgrades

House No 8





Contents

Project Summary	3
Scope of Works Overview	4
Visual Progress.....	5
Approved Variations.....	11
Attachments.....	12
Final Review and Acceptance.....	13

Service Provider	Laynhapuy Homelands Aboriginal Corporation	ABN	86 695 642 473
Contact Details	Mitch Virgin - Operations Manager	Contractor Accreditation Limited (CAL) Registration Number:	14799
Project Name	HHIPN00003	Contract No.	HHIPN00003
Homeland	Gangan	Community ID	498
Project Type	Housing upgrades	House #	8
Commencement Date	12.06.2025	Completion Date	29.09.2025

Project Summary

Refurbishment works at House 8, Gangan were undertaken as part of the broader housing upgrade program to improve safety, functionality, and living standards.

The scope of works included:

- Full internal repaint and minor wall repairs;
- Replacement of damaged doors, windows, and security screens;
- Electrical and plumbing upgrades to meet current standards;
- Refurbishment of kitchen and bathroom fixtures, including new fittings and joinery;
- Roof repairs and gutter replacement to address water ingress;
- External works including repainting, minor structural repairs; and
- General clean-up and reinstatement of site area following works.

All works were completed in accordance with the approved scope, meeting quality, safety, and compliance requirements. The dwelling has been inspected and deemed fit for occupation.



Laynhapuy Homelands Aboriginal Corporation

Project Name: HHIP Gängän Housing

Reference: HHIPN00003

Scope of works houses 5, 6, 8, 9, 10, 12, 14, 15 & 16

DOCUMENT CONTROL			
Project Name	Gängän Housing	Project Number	HHIPN00003
Applicant	Laynhapuy Homelands Aboriginal Corporation	Client Contact	Mitch Virgin
Date	Revision Details/Status	Prepared by	Reviewer/Approver
31/01/25	ISSUE TO NTG HHIP FOR SCOPE APPROVAL	MV	MV
18/02/25	ISSUE TO NTG HHIP FOR SCOPE APPROVAL	MV	MV
Additions noted in red.			

TYPICAL SCOPE HOUSE 5, 6, 8, 9, 10, 12, 14, 15 & 16

Typical scope of works for all houses below. For house specific's refer list on the following pages.

EXTERNAL WORKS	
EXTERNAL DEMOLITION	
	Works associated with preparing existing building for works.
EXTERNAL HOUSE WORKS	
GENERAL	Clean all external surfaces to remove dirt and cobwebs (assistance by local team) Grade locally for stormwater run off Clothesline
FLOOR STRUCTURE	
BEARERS	Replace all bearers for: <ul style="list-style-type: none"> • Not applicable All houses (in painting scope of works): Power tool clean and apply two coats of epoxy mastic to corroded bearers.
JOIST	Replace all joist for: <ul style="list-style-type: none"> • Not applicable All houses (in painting scope of works): Power tool clean and apply two coats of epoxy mastic to corroded joists.
COLUMNS	Allow for power tool clean and apply two coats of epoxy mastic to moderately corroded stub columns (in painting scope of works).
FRONT ELEVATION (NORTH)	
ENTRY DOOR	New solid core door panel and entrance set hardware.
WALLS	Replace shade cloth with stainless steel mesh security screen. Allow 3m ² of screening.
AC SHELF	Allowance to provide 1no new metal framed box RAC shelf. Allow for flashings.
ELECTRICAL	Provide new LED flood light and new light switch located in the kitchen.
REAR ELEVATION (SOUTH)	
WALLS	Replace full elevation rear wall metal sheet cladding. Provision allowance for replacement of internal stud framing.
WINDOWS	Allowance to replace 3no. double louvre bay windows.

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

ICN: 7657 ABN: 866 956 424 73

PO Box 2020, Nhulunbuy, NT 0881

86 Galpu Road Yirrkala NT 0880

Tel: (08) 8939-1871

	Provide 4no. aluminium blades and the remainder clear glazing to the three windows. Provide new flashings to the three windows Allow for new insect mesh and diamond grille security screen to the three widows.
AC SHELF	Allowance to provide 3no new metal frames box RAC shelves (1 per room). Allow for flashings.
SOFFIT	Vermin mesh (6 x 6 mm opening) between top of rear wall and roof.
ELECTRICAL	Provide new LED flood light and new light switch located in the kitchen.
WEST ELEVATION	
ENTRY DOOR	Replace solid core door panel and entrance set hardware.
WINDOW	Replace louvre blades and gallery clips. Allowance of insect screen and diamond grille security screen.
ELECTRICAL	Provide new LED flood light and new light switch located in the kitchen.
ROOF	
	Not applicable
INTERNAL WORKS	
INTERNAL DEMOLITION	
	Remove existing kitchen.
INTERNAL GENERAL	
GENERAL	Clean all internal surfaces removing dirt and cobwebs
PAINTING	Paint walls, ceiling, stairs, internal beams, door panels and frames and compressed fibre cement floor.
BED 1 (WEST), BED 2 (MIDDLE ROOM), BED 3 (EAST)	
DOORS	New entrance set hardware.
WALLS	Provide new linings to rear wall. Allow provisional allowance for patch work repairs to remaining walls.
WINDOWS TO HALLWAY	Allow to regauze mesh insect screen to internal louvre windows (3no windows).
ELECTRICAL	Lights <ul style="list-style-type: none"> • 2no. new LED oyster lights and new light switch Fans <ul style="list-style-type: none"> • 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch.

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

ICN: 7657 ABN: 866 956 424 73

PO Box 2020, Nhulunbuy, NT 0881

86 Galpu Road Yirrkala NT 0880

Tel: (08) 8939-1871

	<p>GPOs</p> <ul style="list-style-type: none"> • 2no. Double 10A general purpose outlet, mount 300 AFL. • 1no. Single 10A general purpose outlet for RAC, mount 1400 AFL. • RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit. <p>TV Antenna Outlet</p> <ul style="list-style-type: none"> • Provide television antenna outlet, connect to vast satellite dish. Confirm location of TV outlet with residents on site. In 1 bedroom only.
HALLWAY DECK	
FLOOR	Provisional allowance for patch repair to hallway floor. Allow for 2no. sheets.
ELECTRICAL	<p>Lights</p> <ul style="list-style-type: none"> • 3no. new LED oyster lights and new two-way light switch, switched in kitchen and central hallway. <p>GPOs</p> <ul style="list-style-type: none"> • 1no. double waterproof 10A general purpose outlet, mount 300 AFL. <p>Smoke Alarm</p> <ul style="list-style-type: none"> • New smoke alarm to comply with AS3786:2014.
LOWER ROOM	
DOOR	New entrance set hardware.
ELECTRICAL	<p>Lights</p> <ul style="list-style-type: none"> • 2no. new oyster lights and new light switch. <p>Fans</p> <ul style="list-style-type: none"> • 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. <p>GPOs</p> <ul style="list-style-type: none"> • 1no. double waterproof 10A general purpose outlet, mount 300 AFL. • 1no. single 10A general purpose outlet for RAC, mount 1400 AFL. RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit.
KITCHEN/ LIVING	
JOINERY	Kitchen joinery will be supplied and installed by Laynhapuy. Hot water connection and tap connection to kitchen, by plumber.
ELECTRICAL	<p>Lights</p> <ul style="list-style-type: none"> • 2no. LED 1200mm batten lights, new light switch.

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

ICN: 7657 ABN: 866 956 424 73

PO Box 2020, Nhulunbuy, NT 0881

86 Galpu Road Yirrkala NT 0880

Tel: (08) 8939-1871

	<p>FAN • 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. Where 2100mm clear below ceiling fan cannot be achieved, provide wall fan in corner of room.</p> <p>GPOs</p> <ul style="list-style-type: none"> • 2no. double waterproof 10A general purpose outlet, mount 1100 AFL. Provide separate circuit for kitchen GPOs. • 1no. double waterproof 10A general purpose outlet, mount 1400 AFL. <p>Smoke Alarm</p> <ul style="list-style-type: none"> • New smoke alarm to comply with AS3786:2014. Smoke alarm to be located outside of door of lower room.
--	--

EXISTING BATHROOM/ LAUNDRY

ROOF	Replace roof sheet.
WALLS	Replace metal wall sheeting around WC/ shower room. Allowance to replace wall framing.
FLOOR	Top existing slab, provide falls to shower. Epoxy paint finish to protect slab.
DOOR	Replace door to bathroom with solid core door, paint finish with privacy set hardware.
FIXTURES	<p>Replace toilet</p> <p>Replace toilet roll holder</p> <p>Replace shower rose and taps</p> <p>Provide new stainless-steel mirror</p> <p>Replace/ provide new stainless steel handbasin</p> <p>Replace towel hooks (3no.)</p> <p>Replace laundry tap and washing machine stops</p>
ELECTRICAL	<p>Lights</p> <ul style="list-style-type: none"> • 1no. LED 600mm batten light in existing laundry with new light switch • 1no. LED 600mm batten light in existing WC with new light switch • Provide new LED flood light and new light switch located in the WC. <p>GPOs</p> <ul style="list-style-type: none"> • 1no. double 10A general purpose outlet, mount 1100.

ELECTRICAL COC APPLICABLE

Refer typical electrical drawing.
 Confirm number of fittings on site prior to ordering.
 All houses: Connect solar hot water units to an electric booster switch.
 New cabling and wiring to AS3000 and AS3008.
 Supply and install new D10 Distribution Boards
 Inspect and replace earthing system to AS3000
 Replace all DGPO socket outlets and light switches as documented

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

ICN: 7657 ABN: 866 956 424 73

PO Box 2020, Nhulunbuy, NT 0881

86 Galpu Road Yirrkala NT 0880

Tel: (08)

8939-1871 Replace all oyster lights, batten lights and fans as documented, confirm number on site prior to ordering

New photoelectric smoke alarms

Provide electrical to existing hot water unit for booster.

Electrical Notes

- The scope of work includes the supply, delivery, installation, testing, commissioning and defect rectification work of the following systems and equipment and as shown on the electrical and lighting drawings.
- All electrical work shall be carried out by licensed electrical tradesmen and upon completion of all works, issue the electrical CoC certificate in accordance with NTG worksafe requirements.
- All workmanship shall be of high industry standard using new materials.
- All electrical wiring to comply with AS/NZS 3000:2018 and contractor to provide electrical coo for entire building.
- Lighting to comply with AS60598.1 luminaries.
- Supply all the required material and incidental items to provide a complete working system in accordance with the relevant Australian standards and national construction code inclusive of switchboards and metering panels lighting and associated wiring -power and associated wiring
- Smoke alarms and associated wiring - location to comply with AS3786-2014
- Provide separate circuits for RAC units, OUC units, lighting and fans

PLUMBING

SOLAR HOT WATER UNIT

New 300L HWU mounted on existing house roof connected to existing amenities block (shower, handbasin and laundry tub) and kitchen sink. Solar hot water unit to have an electric booster. Provide a tempering valve to solar hot water units.

GENERAL


Kitchen allowance to relocate kitchen tap supply and waste to western wall. Allowance to provide hot and cold-water supply to kitchen sink. New heavy-duty boxes and lids to isolation valves at all houses. Replace toilet

ABLUTIONS BLOCK

Replace shower rose and mixer taps
Replace/ provide new stainless steel handbasin
Replace laundry tap and washing machine stops
Connect hot water supply to hand basin, shower and laundry tub.


Visual Progress

Include before and after images of all areas that received upgrades. Delete/add areas as needed.

BEFORE	AFTER
Front Exterior	
	
Left-Side Exterior	

<p>No prior photos on record</p>	
----------------------------------	--

Right-Side Exterior

<p>No prior photos on record</p>	
----------------------------------	--

Back Exterior

No prior photos on record



Living Room


No prior photos on record





Kitchen

<p>No prior photos on record</p>	
----------------------------------	--

Bedroom 1

<p>No prior photos on record</p>	
----------------------------------	--

Bedroom 2

<p>No prior photos on record</p>	
<p>Bedroom 3</p>	
<p> </p>	
<p>Bathroom</p>	
<p>No prior photos on record</p>	
<p>Toilet</p>	

<p>No prior photos on record</p>	
----------------------------------	--