

# Completion Report

## Homelands Housing and Infrastructure Program

**NOW**  
**BuildNT**

\*HHIP - Jemelke\*

\*Housing Upgrades\*

\*House No 3\*



## Contents

Project Summary .....	3
Scope of Works Overview .....	4
Visual Progress.....	4
Approved Variations.....	22
Attachments .....	23
Final Review and Acceptance.....	34

<b>Service Provider</b>	Thangkenhareng Aboriginal Corporation	<b>ABN</b>	86 778 154 824
<b>Contact Details</b>	LeRoy Hocking CEO 08 8956 9838 thangkenhareng@hotmail.com	<b>Contractor Accreditation Limited (CAL) Registration Number:</b>	
<b>Project Name</b>	HHIP	<b>Contract No.</b>	
<b>Homeland</b>	<b>Jemelke</b>	<b>Community ID</b>	824
<b>Project Type</b>	<b>Housing upgrades</b>	<b>House #</b>	<b>3</b>
<b>Commencement Date</b>	<b>16 October 2025</b>	<b>Completion Date</b>	<b>12 February 2026</b>

## 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 #3 at Jemelke.

All works have been completed in accordance with the scope.

The works commenced on October 21, 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

<b>Homeland:</b>	Jemelke
<b>House/Asset No:</b>	#3
<b>Scoping Date:</b>	August 2025
<b>Scoped By:</b>	Gene Gilby/Tom McCarthy

GENERAL EXTERNAL WORKS				
	<b>External Painting</b>	External Wall colours – Watty Brand – Satin – Only 1 colour choice		
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	<b>Fascia, posts and Flashings exterior door, window and RAC frames</b>	Charcoal - (Satin Watty weather guard)		
4	<b>Paint preparation</b>	Heavy duty pressure clean is required on all surfaces before painting.		
7	<b>Taps &amp; Splashpads</b>	remove supply install new to NTG standards		1
8	<b>Water Isolation Valve &amp; Surround</b>			
9	<b>Soil Erosion</b>	supply and place 3 m <sup>3</sup> of soil and compact around house concrete slab to reduce exposure to slab edge and foundations and fill in any dog holes around house		
	<b>Fence</b>	remove existing supply install mesh RHS fence with rural VA gate/install PA between H2/H3 reuse existing PA gate.		30 lm
15	<b>vents/ plumber</b>	remove replace x 2 plumbing vent pipes 100mm		2
16	<b>Caged area</b>	front entrance /western side supply install new mesh cage with 1 PA (judy barker door) 920 entrance lock keyed alike. Paint all mesh and steel black. 28lm		28
20	<b>Clothesline/new</b>	supply install NTG standards install new 3.2 mm SS wire		1
22	<b>External GPOs</b>	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.		2
23	<b>mow strip to external WC</b>	supply install 400mm x 100mm x 4lm concrete mow strip		4
24	<b>Yard clean</b>	Remove and dispose approx. 5m2 waste to local rubbish dump		1
25	<b>Roof sheets verandah</b>	remove fire damaged sheeting replace as required approx. 5 sheets coro in zinc 3lm		5
	<b>External lights</b>	Replace 600 WP Batten x 3		3
	<b>Septic</b>	Bollards x 2 install new		1
	<b>gas bottle holder 9kg</b>	supply install new gas bottle holder for 9kg bottle		1
	<b>Rain tank</b>	install existing poly tank onsite with first flush and overflow pipe/ concrete 400mm plith to tank base		1
	<b>External WC/shower/sink</b>	supply install new splash back tiles		1
	<b>water Valve box x 2</b>	supply install new with concrete surround		2
General Internal Works				
26	<b>Internal Painting</b>	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	<b>Full external repaint</b> - 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 encloser			1
30	<b>Heavy Duty Clean / Paint Preparation</b>	Provide industrial heavy clean to all internal surfaces including acid wash to toilet bowl, bath and all tiled surfaces.		1
31	<b>Pest Control</b>	Provide pest control treatment to entire house. 2 x treatments, provide pest control certificates at handover		1
32	<b>Smoke Detectors</b>	Remove existing smoke detectors and supply new 10 year lithium battery smoke detectors in compliance with NCC & AS3786		1
33	<b>Solar Hot Water Booster Switch</b>	supply and install 1 x SHW Booster switch to internal of dwelling		1
34	<b>Floor Tiles</b>	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	<b>Final Trade Clean</b>	Ensure all surfaces are clean and all building rubbish is removed		1
	<b>Solar Service</b>	Service Solar Hot Water Unit - Refer general notes page for service details 300 ltr		
<b>Living / Dining Rooms</b>				
	<b>Item</b>		<b>General Notes</b>	
37	<b>Entrance Doors</b>	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, Complete	1
38	<b>Locksets entrance</b>	Front Door	Supply install new kk series keyed alike	1
39	<b>Vandel Plates</b>	Front Door	Supply install new steel vandel plate	1
40	<b>Hinges</b>	Repair	Supply install new 3rd hinge 100mm	
41	<b>Weather Seal</b>	Front Door	Supply & install new RP4 Weather Excluder to external door.	1
43	<b>Door Stop</b>	Replace	Supply & install new rubber door stop to floor.	1
44	<b>Door Striker</b>	Replace	Supply & install new striker plate.	1
50	<b>Light Switches x2</b>	Replace/new	Replace 1 gang light switch x gang x gang	2
51	<b>Power Points x</b>	3	Remove & dispose of existing Supply & install new combination double switched socket outlet.	3
52	<b>Ceiling Fans</b>	New	Supply new ceiling fan 900mm	
53	<b>Fan Controls With Toggle Switch</b>	New	Supply new switch complete with new wire feed	1
57	<b>Windows Replace/combo</b>	Replace	Remove supply new with half security screen/combo	1
58	<b>Windows replace</b>	Replace	replace standard	3
59	<b>Security Screens</b>	Replace / repair	Replace complete aluminium security window screen, includes new seals, rods & silicone if required How many ? 2 remaing windows?	2
63	<b>Curtain Rod Brackets</b>	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	4
<b>Kitchen</b>				
	<b>Item</b>		<b>General Notes</b>	
66	<b>Door 1 Internal</b>	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, complete ,(Ensure that door tops & bottoms are painted)	1
67	<b>Lock Sets</b>	Replace	Supply install new kk series keyed alike	1

68	Vandel Plates	Replace	Supply install new steel door vandal plate	1
72	Door Stop	Replace	Supply & install new rubber door stop to floor.	1
73	Door Striker	Replace	Supply & install new striker plate.	1
77	Floor Coverings	Remove /clean	Remove exiting floor coverings supply new tiles 10 m2	10
78	Light Fittings x 1	Replace	Supply and Install LED 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
81	Ceiling Fans	Replace /new	Supply install new 900mm ceiling fan to avoid strobing	1
82	Fan Controls With Toggle Switch	Service/replace	S/I new switch complete with new wire feed	1
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
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,	1
103	Stove Westinghouse Gas	Clean / Replace	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
104	Stove gas feed	Replace /new	remove relocate complaint	1
107	Wall Tiles - Floor Level to 600mm above hotplate & 200mm past Stove edge	Replace /New		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	Replace /New	Remove replace with new 200 x 200 include grout and silicone seal 8m2	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
<b>Passage / Hall way</b>				
	<b>Item</b>		<b>General Notes</b>	
127	Light Switches	Replace /new	Replace gang light switch	1
<b>Bedroom #1</b>				
	<b>Item</b>		<b>General Notes</b>	
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
152	Light Switches	Service/replace	Replace 1 gang light switch	

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
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
<b>Bedroom #2</b>				
	<b>Item</b>		<b>General Notes</b>	
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
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 complete with new wire feed	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	1
<b>Bedroom #3</b>				
	<b>Item</b>		<b>General Notes</b>	
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 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 with new wire feed	1
216	Windows Replace/combo	Replace /new	Remove supply new with half security screen /combo	1
217	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	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).	2

222	Built-in Cupboards	clean	resecure door/clean	1
<b>External Wc/Shower</b>				
	<b>Item</b>		<b>General Notes</b>	
225	Doors	Replace 820 920	Replace complete seal top and bottom edges	1
226	Lock Sets	Privacy	supply install new kk series	1
231	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
232	Door Striker	Replace /new	Supply & install new striker plate.	1
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	Calk silicone	Replace /new	silicone all floor wall junctions 10lm	10
245	Windows service	service	service as per specs	1
246	Mirror	Replace /new	supply install new .5 m2	1
247	service all tapware	Service	service all existing tapware sets	2
248	splash back tiles	Replace	replace basin splashback tiles .5m2	1
250	shower curtain	Replace /new	replace shower curtain	1
252	heavy duty clean	HD clean	tile ,floor ,fixtures, fittings	1
<b>Bathroom</b>				
	<b>Item</b>		<b>General Notes</b>	
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	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	1
283	Handbasin	Replace / resecure	Replace complete include new tapeware pvc trap	1

284	<b>Handbasin Tapware</b>	Service / Replace	new flickmixer	1
285	<b>Minicocks</b>	Replace	Supply install new minicocks x 2 hot and cold	1
286	<b>Mirror</b>	Replace /new	Remove replace to match exiting size approx. .5 M2	1
289	<b>Towel Rail</b>	Resecure/Replace	Remove & dispose of existing towel rail & supply & install chrome plated towel rail.	1
290	<b>Bathtub</b>	Remove	Remove delete tapware make good	1
291	<b>Floor</b>	new topping	Allow to top regrade floor 6m2	6
	<b>Basin splashback</b>	Replace /new	Remove and replace match exiting .5 m2	1
	<b>SS Shelf</b>	New	supply install x 2 600mm SS shelves	2
	<b>Bench seat</b>	replace	replace install new match existing size install new	1
<b>WC Toilet</b>				
				Amount
	<b>Item</b>		<b>General Notes</b>	
304	<b>Doors</b>	Replace 820 720	Replace complete seal top and bottom edges	1
305	<b>Lock Sets</b>	Privacy	supply install new kk series	1
310	<b>Door Stop</b>	Replace /new	Supply & install new rubber door stop to floor.	1
311	<b>Door Striker</b>	Replace /new	Supply & install new striker plate.	1
318	<b>Light Fittings X</b>	W/P 600mm LED	Remove replace w/p 600 batten	1
319	<b>Light Switches</b>	Replace /new	Replace 1 gang light switch	1
322	<b>Windows Service</b>	Service	Ease & Adjust & lubricate sliding window rollers.	1
330	<b>Toilet suite</b>	New Replace	Replace complete include minicock, Easy hooker	1
334	<b>Toilet Roll Holder</b>	Replace /Rescure	Remove supply install new SS holder	1
335	<b>Shelf</b>	Replace /new	Supply install new 600 ss type	1
337	<b>Heavy clean</b>	heavy clean	heavy duty clean floor tiles basin ECT.	1
<b>Laundry</b>				
	<b>Item</b>		<b>General Notes</b>	
338	<b>Door 2</b>	External/internal	Replace complete seal top and bottom edges Internal and external	2
339	<b>Lock Sets</b>	Privacy /Entrance	supply install new kk series keyed alike + privacy	2
	<b>Lockwood deadbolt</b>	New Replace	suppy new including vandal plate	2
342	<b>Weather Seal RP4</b>	Replace /new	Supply install new RP4 seal	2
344	<b>Door Stop</b>	Replace /new	Supply & install new rubber door stop	2
345	<b>Door Striker</b>	Replace /new	Supply & install new striker plate.	2
349	<b>Floor Coverings</b>	Tiles	Remove replace 6 m2 include grout silicone skirt tiles inc WP	6
350	<b>Floor Grate</b>	Replace /new	80mm mm	1
351	<b>Light Fittings</b>	W/P 600mm LED	Remove replace with w/p 600 Led	1
352	<b>Light Switches</b>	Replace /new	Replace gang light switch	1
353	<b>Power Points</b>	W/P Double	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.	1
355	<b>Windows Service</b>	Service	Ease & Adjust & lubricate sliding window rollers.	1
360	<b>W/M Trough Tapware</b>	Replace / service	Replace complete set	1
361	<b>W/M Trough</b>	service clean	clean service	1

362	<b>Isolation Minicocks</b>	Replace / Service	Replace x 2 Minicocks hot and cold	1
363	<b>S/Steel Shelf</b>	200mm x 1000	Replace supply fit fit new SS type	1
364	<b>W/M Tapware</b>	Replace /new/service	replace complete	1
365	<b>Splash Back Tiles</b>	clean	clean	1
366	<b>W/M Solid Waste Pipe</b>	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. Delete/add areas as needed.

BEFORE	AFTER
Front Exterior	
	
	

Left-Side Exterior



Right-Side Exterior





Back Exterior





**Living Room**





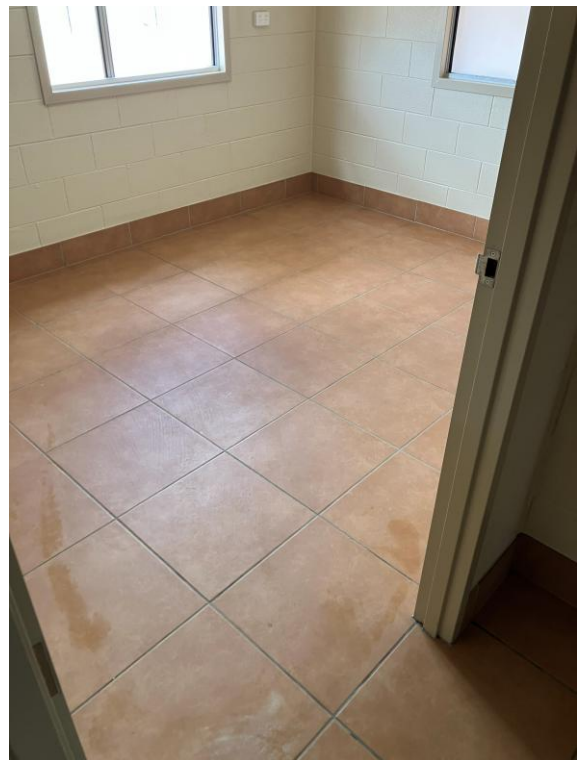
**Kitchen**



Bedroom 1



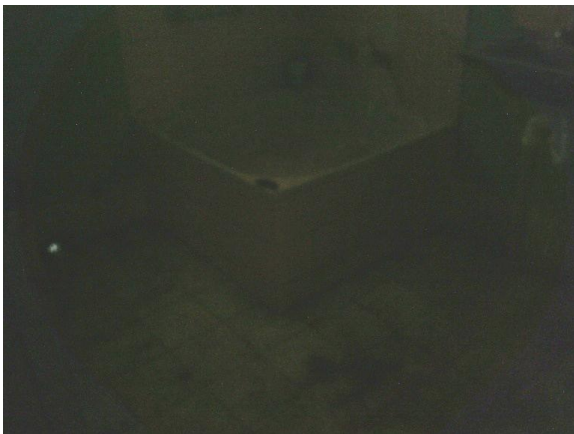
Bedroom 2



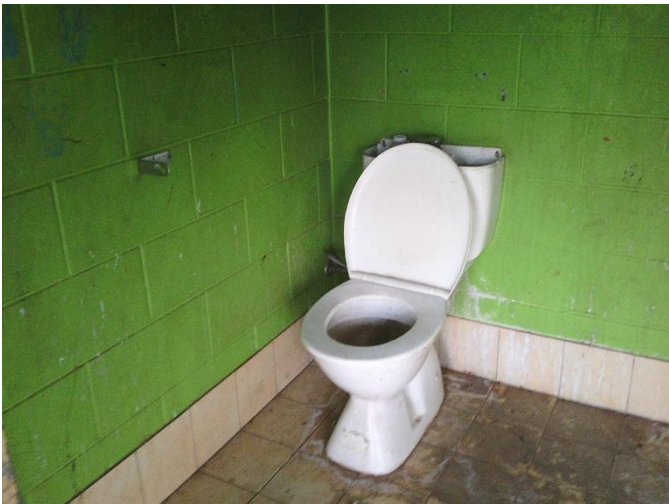
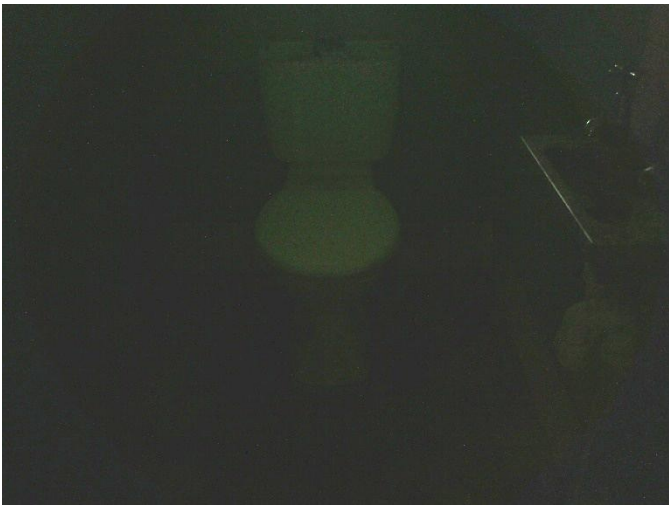
Bedroom 3



Bathroom



Toilet



Laundry



External works - completion

