



NORTHERN
BUILDING AND PROPERTY
SERVICES

Handover Report
NHHU00006

**Numbulwar Homeland Housing
and Infrastructure Upgrades**

Waldnarr House 1

Northern Territory Government

Date of Handover: **20/01/2026**

Summary

CONTRACT NUMBER: NHHU00006

CONTRACT NAME: NUMBULWAR HOMELANDS
HOUSING AND INFRASTRUCTURE UPGRADES

DWELLING # WALDNARR HOUSE 1

The Numbulwar Homelands Housing and Infrastructure Upgrades - Waldnarr House 1 has reached practical completion, delivered by Northern Building and Property Services for Northern Territory Government. The project commenced on Sept 1, 2024, and was completed on January 20, 2026, meeting all contractual, safety, and compliance requirements.

This project was designed to achieve a comprehensive dwelling upgrade and has been constructed in accordance with the relevant building codes, workplace health and safety standards, and environmental sustainability guidelines.

Key achievements include:

- Delivery of a secure, modernised, and fully upgraded dwelling
- Completion of all major milestones within agreed timelines
- Full compliance with statutory and regulatory requirements
- Delivery of a facility that meets stakeholder expectations and future operational needs

This booklet consolidates all essential documentation, certifications, and records to support ongoing operations and maintenance.

Thank you again for trusting Northern Building and Property Services, we hope to work with you again in the future!



SERVICE PROVIDER
Northern Building and Property Services

ABN /ACN
0419 988 427 / 0498 778 580

CAL ACCREDITATION
K-7-19013-09-26

Commercial License
222049ZR
Residential License
288448CR
Electrical License
C 3923

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Project Scope

WALDNARR HOUSE 1

Summary

Upgrade the existing dwelling including roof replacement, internal refurbishment, security improvements, and installation of a new elevated outdoor kitchen and wet area. Works also include full internal lining upgrades, structural repairs, electrical upgrades, and installation of solar lighting and shared community facilities. The scope incorporates improved security measures including a caged verandah for asset protection when unoccupied.

Interior

- Install insulation to walls and ceiling throughout the dwelling.
- Line internal walls and ceilings with fibre cement (FC) sheeting.
- Reinstall battery and power supply cabinet.
- Remove existing louvre windows and supply and install new louvre windows.
- Supply and install new doors, door furniture, and associated hardware.
- Replace internal flooring to veranda area, including removal and disposal of existing FC sheeting.
- Repaint internal surfaces of the dwelling, including preparation works.
- Disconnect and reinstall electrical fittings to facilitate works and upgrade to energy-efficient LED lighting.

Exterior

- Replace the existing roof, including installation of Air-Cell insulation and bulk insulation.
- Seal and repaint all external surfaces, including steelwork and application of cool roof membrane system.
- Replace rusted C-sections to front verandah and undertake structural repairs.
- Install caged secure verandah system, including 50x50 RHS framing, welded mesh infill, and lockable gate with chain and combination lock.
- Construct new elevated outdoor kitchen including steel structure, Merbau decking, stainless steel cabinetry, and plumbing connections.
- Renovate outdoor shower/laundry including elevated wet area construction, Merbau flooring, stainless steel shower pan, and laundry tub/bench installation.
- Install solar pathway lighting on 80mm NB posts.
- Supply and install outdoor fire pit/BBQ.
- Undertake general external repairs and improvements to shared community areas.

Some of the major works performed included:

- All individual rooms to be keyed alike.
- Oil deck.
- Paint doors and trims.
- Outdoor solar light.

Project Scope

LOCATION MAP



Project Outcome

Structural upgrades have been completed.

The house was completely renovated internally and repainted externally.

New roof sheeting has been added to the home and outbuildings as required.

A new mesh enclosure has been added to the verandah (with lockable gate) and security screens have been added to all doors and windows to meet with the criteria of HLP9.

The existing indoor kitchen was renovated to meet the requirements of the scope HLP4 , HLP5, HLP6, HLP7 & HLP8.

The existing bathroom has been renovated as required per HLP1, HLP2, HLP3.

Safety & Incident Reporting

We are pleased to confirm that the below were successfully delivered throughout the project, and where required, have been previously issued to you for your reference.

We have had Zero incident, Injuries on this project

PRE-CONSTRUCTION SAFETY PLANNING

- Site-specific Safety, Environmental and Quality management plan
- Project Control Plan
- Safe Work Method Statements (SWMS)
- Risk assessment
- Induction for all workers

SAFETY MONITORING

- Toolbox talks and safety training
- Site Inspections
- Ongoing review of safety measures listed in the SMP and risk assessment

INCIDENT REPORTING & DOCUMENTATION

- There were no incidents, injuries or near misses during the delivery of this project

Project Photos

PRE CONSTRUCTION



Project Photos

PRE CONSTRUCTION



Project Photos

FINAL HAND OVER



Project Photos

FINAL HAND OVER



Project Photos

FINAL HAND OVER



Official Handover Statement

On behalf of Northern Building Property and Services, we formally hand over the completed project NHHU00006 Numbulwar Homelands Housing and Infrastructure Upgrades - Waldnarr House 1 to Northern Territory Government

We confirm that:

- All works have been executed in accordance with the approved plans, specifications, and contractual obligations.
- Compliance certificates, warranties, and quality assurance documentation are enclosed herein.
- The facility has been inspected, tested, and commissioned, and is ready for operational use.
- A defect liability period of 12 months will apply, during which any identified issues will be rectified promptly.

SIGN OFF

Name (client): _____

Date: _____

(signature)

Name (NBPS): Frank Day

Date: 24.04.2026

(signature)

Warranty Information

DEFECTS LIABILITY PERIOD

This project is covered by a 12 months defects liability period, during which we will rectify any defects caused by faulty workmanship or materials.

COVERED DEFECTS MAY INCLUDE:

- ✓ Cracks in walls or ceilings NOT due to settling
- ✓ Doors, windows, or cabinetry that are misaligned or not functioning properly due to installation faults
- ✓ Plumbing or electrical issues related to installation faults
- ✓ Loose fittings, tiling defects, or paint imperfections caused by installation faults
- ✓ Leaking roofs or windows due to improper installation
- ✓ Hardware failures (e.g., loose or faulty door handles, locks, or hinges)
- ✓ Loose or improperly installed handrails, balustrades, or stair components

Cosmetic blemishes, general wear and tear, and damage caused by improper use are not covered under this period.

LODGING A WARRANTY OR DEFECTS CLAIM

If you notice an issue, please follow these steps:

- 01** DOCUMENT THE PROBLEM
Take clear photos and provide a detailed description.
- 02** CHECK YOUR WARRANTY DOCUMENTS
Confirm whether the issue falls under the builder or manufacturer warranty.
REPORT THE ISSUE
- 03** Contact us via quotes@northernbps.com.au.
INSPECTION AND RESOLUTION
- 04** We will assess the issue and, if covered, arrange for the appropriate repairs.

Attached to this report are any manufacturer warranty documents relevant to this project.

For urgent defects affecting safety or liveability, please contact us immediately.

If you have any questions about your our warranties or maintenance, don't hesitate to reach out.

Contact for Post-Completion Support



For any inquiries, service requests, or documentation needs after handover, please reach out to our office:



0488 333 924



orders@northernbps.com.au