



NORTHERN
BUILDING AND PROPERTY
SERVICES

Handover Report
NHHU00006

**Numbulwar Homeland Housing
and Infrastructure Upgrades**

Andananki House 2

Northern Territory Government

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

Executive Summary

CONTRACT NUMBER: NHHU00006

CONTRACT NAME: NUMBULWAR HOMELANDS
HOUSING AND INFRASTRUCTURE UPGRADES

DWELLING # ANDANANKI HOUSE 2

The Numbulwar Homelands Housing and Infrastructure Upgrades - Andananki House 2 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 modernize and secure the home through full structural renovation, roof and solar replacement, and has been constructed in accordance with the relevant building codes, workplace health and safety standards, and environmental sustainability guidelines.

Key achievements include:

- Completed full structural and interior renovation with roof and solar replacement, enhanced security features, new outdoor kitchen, and upgraded bathroom.
- 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
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CAL ACCREDITATION
K-7-19013-09-26

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

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Project Scope

ANDANANKI HOUSE 2

Dwelling upgrade: the house is fully enclosed with stainless steel mesh security screens and includes an outdoor stand-alone kitchen, including renovation of the existing outdoor shower and laundry.

Interior

- Seal internal flooring.
- Supply and install new solid-core timber doors, stainless steel mesh triple-lock screen doors, and hardware.
- Supply and install stainless steel wardrobes for bedrooms.
- Supply and install louvre windows.
- Repaint internal surfaces of the dwelling.
- Replace all electrical fittings and fixtures with new ones.
- Insulation from roof replacement scope.
- Internal components of door jamb replacement.

Exterior

- Seal external flooring.
- Replace the roof.
- Replace doors and locks throughout.
- Replace window galleries on all windows.
- Install new stainless steel mesh security screens.
- Repaint external surfaces of the dwelling.
- Install solar pathway lighting on 80 mm NB posts.
- Supply and install a fire pit/BBQ.
- Supply and install an outdoor kitchen, including Merbau 140 mm timber decking, stainless steel cabinetry and benches, and a pantry.
- Plumbing for the outdoor kitchen — construct a new drainage pit.
- Supply and install new tapware and service existing outlets.
- Replace the existing SHWS.
- Paint surfaces, including steelwork and external sheeting, and re-oil existing timber work.
- Install a mirrored shaving cabinet.
- Remove existing veranda floor and replace with new.
- Cage in Veranda area.

Some of the major works performed included:

- All individual rooms to be keyed alike.
- Rear cage doors 1 of padbolt internal 200 mm.
- Paint doors and trims.
- Finish roof paint.
- Plastic off kitchen.
- Oil deck.
- Oil bathroom floor.
- Flashings on kitchen walls.
- End on all joists and roof structure.
- Remove rusted mesh and replace.
- Install light pole.
- Replace 4 of Treads and 2 of Stringers.

Project Scope

LOCATION MAP



Project Outcome

The entire structure of the existing home has been upgraded including removal and replacement of the existing roof sheeting to the home.

The house was completely renovated internally and repainted externally.

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.

A new outdoor kitchen was constructed in close proximity to meet the requirements of the scope HLP4 , HLP5, HLP6, HLP7 & HLP8.

A new combined bathroom and laundry has been constructed 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

FINAL HAND OVER



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 - Andananki House 2 to Northern Territory Government.

We confirm that:

- All works have been executed in accordance with the approved plans and specifications.
- 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:



0488333924



orders@northernbps.com.au