



NORTHERN
BUILDING AND PROPERTY
SERVICES

Handover Report
NHHU00006

**Numbulwar Homeland Housing
and Infrastructure Upgrades**

Marrkalawa House 2

Northern Territory Government

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

Summary

CONTRACT NUMBER: NHHU00006

CONTRACT NAME: NUMBULWAR HOMELANDS
HOUSING AND INFRASTRUCTURE UPGRADES

DWELLING # MARRKALAWA HOUSE 2

The Numbulwar Homelands Housing and Infrastructure Upgrades—Marrkalawa 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 delivered a full house upgrade with structural reinforcements, new roof and secure fittings, refreshed interiors, enclosed verandah, new outdoor kitchen, and upgraded bathroom—ensuring a modern, safe, and functional living environment. and has been constructed in accordance with the relevant building codes, workplace health and safety standards, and environmental sustainability guidelines.

Key achievements include:

- deliver a safe, modern, and functional home by strengthening the structure, enhancing security, and improving living amenities through upgraded interiors, enclosed spaces, and improved outdoor facilities.
- 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

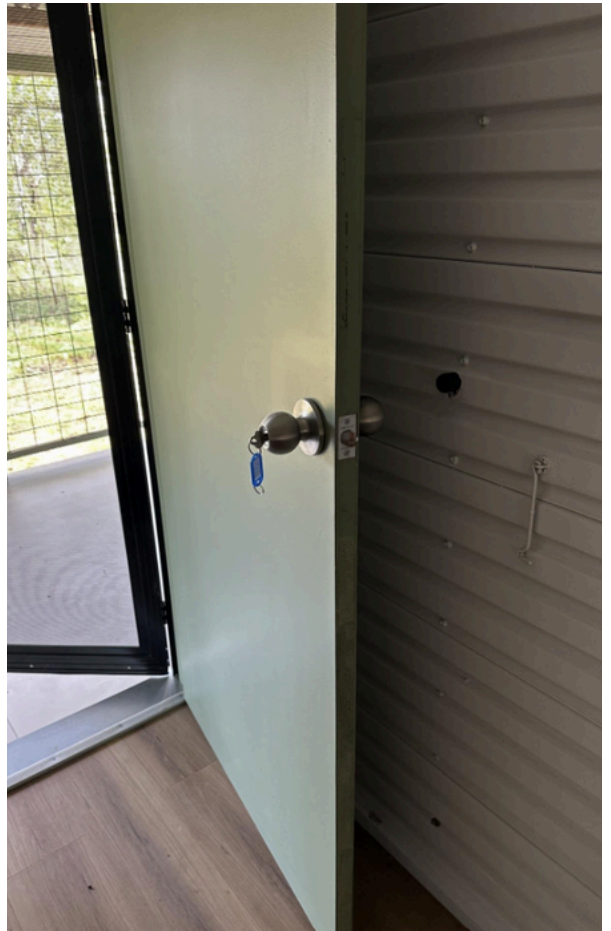
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K-7-19013-09-26

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Project Scope

MARRKALAWA HOUSE 2

Summary

Upgrade the existing dwelling, including full roof replacement with insulation, internal and external repainting, and general refurbishment works. The project includes construction of a new elevated outdoor kitchen, upgrades to the existing shower/laundry, replacement of doors, windows, and security elements, installation of solar lighting and outdoor facilities, and minor ablutions improvements.

Interior

- Seal internal flooring.
- Supply and install new solid-core timber doors, stainless steel mesh triple-lock screen doors, and associated hardware.
- Supply and install stainless steel wardrobes to bedrooms.
- Remove existing louvre galleries and replace them with new Kool-View galleries, including aluminium blades to lower sections and glass blades to higher sections.
- Repaint all internal surfaces of the dwelling.
- Replace all electrical fittings and fixtures with new energy-efficient LED fittings.
- Disconnect and reinstall electrical services to facilitate the works.
- Replace the existing solar hot water system (SHWS).
- Undertake minor ablutions upgrades, including replacement of toilet seat and installation of toilet roll holder.

Exterior

- Seal external flooring.
- Replace the roof, including installation of Air-Cell insulation and bulk insulation, and application of a cool roof membrane system.
- Remove and reinstall solar systems associated with roof works.
- Replace doors and locks throughout.
- Install new stainless steel mesh security screens and flyscreens.
- Repaint all external surfaces, including steelwork, sheeting, and application of protective coatings.
- Construct a new elevated outdoor kitchen, including steel structure, Merbau decking, stainless steel cabinetry, plumbing connections, and drainage.
- Upgrade the existing outdoor shower/laundry, including new fittings, services, and finishes.
- Install solar lighting to outbuildings and pathway lighting on posts.
- Supply and install outdoor fire pit/BBQ.
- Undertake minor repairs to shared external facilities and surrounding areas.
- Paint external surfaces and re-oil existing timber elements.

Some of the major works performed included:

- All individual rooms to be keyed alike.
- Oil deck.
- Install weather strips.
- Paint doors and trims.
- Replace 150 × 100 mesh.
- Install bird board.

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 .

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

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 - Marrkalawa House 2 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:

 0488333924

 orders@northernbps.com.au