

Completion Report

Homelands Housing and Infrastructure Program



HHIP - Jemelke

Housing Upgrades

House No 2



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Service Provider	Thangkenhareng Aboriginal Corporation	ABN	86 778 154 824
Contact Details	LeRoy Hocking CEO 08 8956 9838 thangkenhareng@hotmail.com	Contractor Accreditation Limited (CAL) Registration Number:	
Project Name	HHIP	Contract No.	
Homeland	Jemelke	Community ID	824
Project Type	Housing upgrades	House #	2
Commencement Date	11 April 2026	Completion Date	4 June 2026

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 #2 at Jemelke.

All works have been completed in accordance with the scope.

The works commenced on 11 April 2026 and were completed on 4 June 2026.

Now Build NT achieved an indigenous employment rate of 40%.



Scope of Works Overview

Homeland:	Jemelke
House/Asset No:	#2
Scoping Date:	August 2025
Scoped By:	Gene Gilby/Tom McCarthy

AGREED SCOPE OF WORKS				
GENERAL EXTERNAL WORKS				
7	Taps & Splashpads	remove supply install new to NTG standards		1
	Fence	front 1m 30	INC VA gate	30
		Side 1m ??	repair install PA gate,reuse existing front PA gate	1
	Solar Service	Service Solar Hot Water Unit - Refer general notes page for service details 300 ltr		1
20	Clothesline	install new 3.2 mm SS wire		1
22	External GPOs	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.		2
23	mow strip to external WC	supply install 400mm x 100mm x 41m concrete mow strip		4
24	Yard clean	Remove and dispose approx. 5m2 waste to local rubbish dump		1
	External lights	Replace 600 WP Batten x 3		3
	Septic drains	Bollards x 2 install new		1
	septic lids	remove clean service clean apply Grease to rim		2
	External WC/shower/sink	supply install new splash back tiles		1
General Internal Works				
26	Internal Painting	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	Full external repaint - 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 /bollards			1
30	Heavy Duty Clean / Paint Preparation	Provide industrial heavy clean to all internal surfaces including acid wash to toilet bowl, bath and all tiled surfaces.		1
31	Pest Control	Provide pest control treatment to entire house. 2 x treatments, provide pest control certificates at handover		1
32	Smoke Detectors	Remove existing smoke detectors and supply new 10 year lithium battery smoke detectors in compliance with NCC & AS3786		1

33	Solar Hot Water Booster Switch	supply and install 1 x SHW Booster switch to internal of dwelling	1
34	Floor Tiles	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	Final Trade Clean	Ensure all surfaces are clean and all building rubbish is removed	1
	Solar Service	Service Solar Hot Water Unit - Refer general notes page for service details 300 ltr	0
Living / Dining Rooms			
	Item	General Notes	
37	Entrance Doors	Replace 820 920 Remove & dispose of existing & supply & fit new solid core door, Complete	1
38	Locksets entrance	Front Door Supply install new kk series keyed alike	1
39	Vandel Plates	Front Door Supply install new steel vandel plate	1
41	Weather Seal	Front Door Supply & install new RP4 Weather Excluder to external door.	1
43	Door Stop	Replace Supply & install new rubber door stop to floor.	1
44	Door Striker	Replace Supply & install new striker plate.	1
50	Light Switches x2	Replace/new Replace 1 gang light switch x gang x gang	2
51	Power Points x	3 Remove & dispose of existing Supply & install new combination double switched socket outlet.	3
53	Fan Controls With Toggle Switch	New Supply new switch complete with new wire feed	1
57	Windows Replace/combo	Replace Remove supply new with half security screen/combo	1
58	Windows Service	Service Service complete . Refer general notes page for service details	3
63	Curtain Rod Brackets	Replace Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	4
Kitchen			
	Item	General Notes	
66	Door 1 Internal	Replace 820 920 Remove & dispose of existing & supply & fit new solid core door, complete ,(Ensure that door tops & bottoms are painted)	1
67	Lock Sets	Replace Supply install new kk series keyed alike	1
68	Vandel Plates	Replace Supply install new steel door vandel 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 Remove exiting floor coverings supply new tiles 10 m2 demo only, tiling covered in above 100m2 allowance?	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
92	Pantry	clean/paint	Ease and adjust cupboard doors to ensure smooth operation, so not to inhibit/bind surfaces.	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 compliant	1
107	Wall Tiles -	Replace /New	Floor Level to 600mm above hotplate & 200mm past Stove edge	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
	Stainless shelves	new	supply install 2 x 1 m SS shelves	2
Passage / Hall way				
	Item		General Notes	
127	Light Switches	Replace /new	Replace gang light switch	1
Bedroom #1				
	Item		General Notes	
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
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	clean		1

Bedroom #2				
	Item		General Notes	
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
Bedroom #3				
	Item		General Notes	
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 to floor.	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
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
External Wc/Shower				
	Item		General Notes	
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	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
250	shower curtain	Replace /new	replace shower curtain	1
252	heavy duty clean	HD clean	tile ,floor ,fixtures, fittings	1
Bathroom				
	Item		General Notes	
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	New	Remove install flickmixer	1
283	Handbasin SS	Replace / resecure	Replace complete include new tapeware pvc trap	1
284	Handbasin Tapware	Service / Replace	new flickmixer	1
285	Minicocks	Replace	Supply install new minicocks x 2 hot and cold	1
286	Mirror	Replace /new	Remove replace to match exiting size approx. .5 M2	1
289	Towel Rail	Resecure/Replace	Remove & dispose of existing towel rail & supply & install chrome plated towel rail.	1
290	Bathtub	Remove	Remove delete tapware make good	1
291	Floor	new topping	Allow to top regrade floor 6m2	6
	Basin splashback	Replace /new	Remove and replace match exiting .5 m2	1
	SS Shelf	New	supply install x 2 600mm SS shelves	2
	Bench seat	replace	replace install new match existing size	1

WC Toilet				
	Item		General Notes	
304	Doors	Replace 820 720	Replace complete seal top and bottom edges	1
305	Lock Sets	Privacy	supply install new kk series	1
310	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
311	Door Striker	Replace /new	Supply & install new striker plate.	1
318	Light Fittings X	W/P 600mm LED	Remove replace w/p 600 batten	1
319	Light Switches	Replace /new	Replace 1 gang light switch	1
322	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	1
330	Toilet suite	New Replace	Replace complete include minicock, Easy hooker	1
334	Toilet Roll Holder	Replace /Rescure	Remove supply install new SS holder	1
335	Shelf	Replace /new	Supply install new 600 ss type	1
337	Heavy clean	heavy clean	heavy duty clean floor tiles basin ECT.	1
Laundry				
	Item		General Notes	
338	Door 2	External/internal	Replace complete seal top and bottom edges + internal door	2
339	Lock Sets	Privacy /Entrance	supply install new kk series keyed alike + privacy set	2
	Lockwood deadbolt	New Replace	supply new including vandal plate	2
342	Weather Seal RP4	Replace /new	Supply install new RP4 seal	2
344	Door Stop	Replace /new	Supply & install new rubber door stop	2
345	Door Striker	Replace /new	Supply & install new striker plate.	2
349	Floor Coverings	Tiles	Remove replace 6 m2 include grout silicone skirt tiles Inc W/Proof	6
350	Floor Grate	Replace /new	80mm mm	1
351	Light Fittings	W/P 600mm LED	Remove replace with w/p 600 Led	1
352	Light Switches	Replace /new	Replace gang light switch	1
353	Power Points	W/P Double	Remove & dispose of existing Supply & install new weather proof combination double switched socket outlet.	1
355	Windows Service	Service	Ease & Adjust & lubricate sliding window rollers.	1
	Built-inCupboards	Clean	clean remove replace install new one	1
360	W/M Trough Tapware	Replace / service	Replace complete set	1
361	W/M Trough	service clean	clean service	1
362	Isolation Minicocks	Replace / Service	Replace x 2 Minicocks hot and cold	1
363	S/Steel Shelf	200mm x 1000	Replace supply fit fit new SS type	1
365	Splash Back Tiles	clean	clean	1
366	W/M Solid Waste Pipe	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



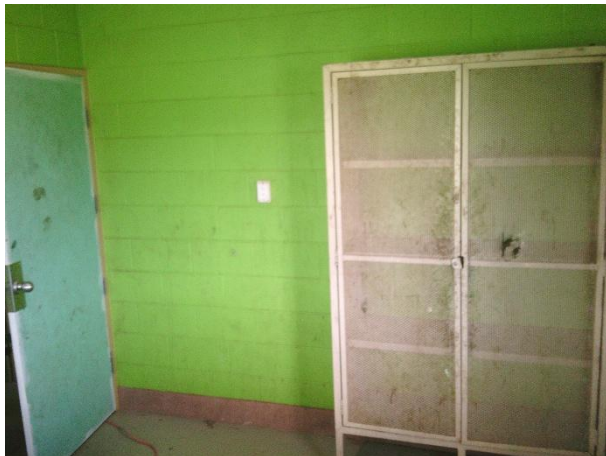
Bedroom 1



Bedroom 2



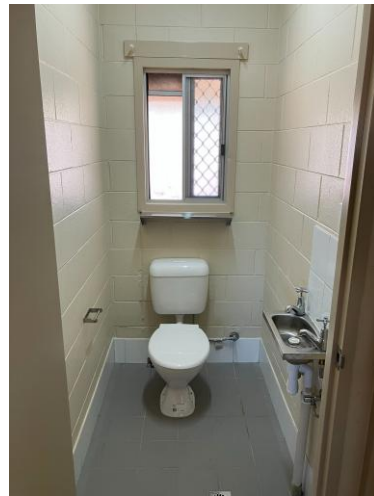
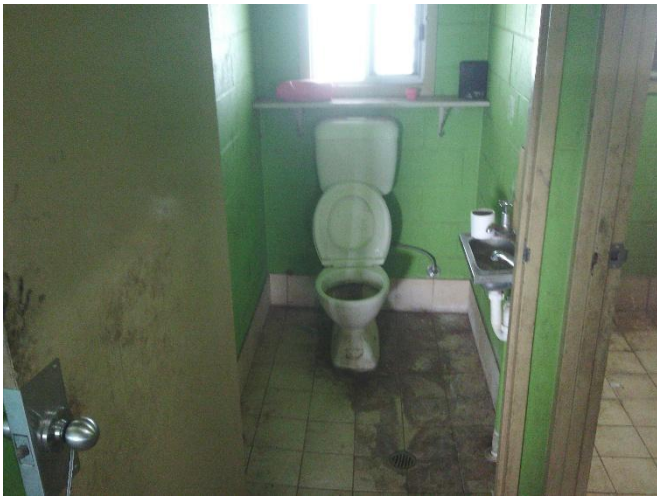
Bedroom 3



Bathroom



Toilet



Laundry



External WC



External works



