

Completion Report

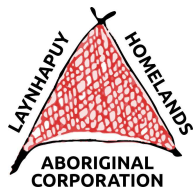
Homelands Housing and Infrastructure Program



HHIPN0003 - Gangan
Housing Upgrades

House No 15





House 15 – Gangan

Completion Report

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Service Provider	Laynhapuy Homelands Aboriginal Corporation	ABN	86 695 642 473
Contact Details	Mitch Virgin – Operations Manager	Contractor Accreditation Limited (CAL) Registration Number:	14799
Project Name	HHIPN00003	Contract No.	HHIPN00003
Homeland	Gangan	Community ID	498
Project Type	Housing upgrades	House #	15
Commencement Date	October 2025	Completion Date	May 2026

Project Summary

Refurbishment works at House 15, Gangan were undertaken as part of the broader housing upgrade program to improve safety, functionality, and living standards.

The scope of works included:

- Full internal repaint and minor wall repairs;
- Replacement of damaged doors, windows, and security screens;
- Electrical and plumbing upgrades to meet current standards;
- Refurbishment of kitchen and bathroom fixtures, including new fittings and joinery;
- Roof repairs and gutter replacement to address water ingress;
- External works including repainting, minor structural repairs; and
- General clean-up and reinstatement of site area following works.

All works were completed in accordance with the approved scope, meeting quality, safety, and compliance requirements. The dwelling has been inspected and deemed fit for occupation.

Scope of Works



Laynhapuy Homelands Aboriginal Corporation

Project Name: HHIP Gängän Housing

Reference: HHIPN00003

Scope of works houses 5, 6, 8, 9, 10, 12, 14, 15 & 16

DOCUMENT CONTROL			
Project Name	Gängän Housing	Project Number	HHIPN00003
Applicant	Laynhapuy Homelands Aboriginal Corporation	Client Contact	Rohana Fullarton
Date	Revision Details/Status	Prepared by	Reviewer/Approver
22/12/24	TENDER ISSUE 2	RF	RF
Additions noted in red.			

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

ICN: 7657 ABN: 866 956 424 73

PO Box 2020, Nhulunbuy, NT 0881

86 Galpu Road Yirrkala NT 0880

Tel: (08) 8939-1871

TYPICAL SCOPE HOUSE 5, 6, 8, 9, 10, 12, 14, 15 & 16

Typical scope of works for all houses below. For house specific's refer list on the following pages.

EXTERNAL WORKS	
EXTERNAL DEMOLITION	
	Works associated with preparing existing building for the bathroom extension.
EXTERNAL HOUSE WORKS	
GENERAL	Clean all external surfaces to remove dirt and cobwebs Grade locally for stormwater run off Vermin mesh to perimeter of house Refer to separate schedule for all works associated with windows and AC shelves.
FLOOR STRUCTURE	
BEARERS & JOISTS	Refer to individual houses for specific scope of works for under floor framing.
FRONT ELEVATION	
ENTRY DOOR	New solid core door panel and entrance set hardware.
WALLS	Replace shade cloth with stainless steel mesh security screen as scheduled.
SOUTH ELEVATION (REAR)	
SOFFIT	Vermin mesh between top of rear wall and roof.
WEST ELEVATION	
EXTENSION	Demolition work associated with bathroom extension.
ENTRY DOOR	Replace solid core door panel and entrance set hardware.
ROOF	
	Refer to individual house scope of works for roof works.
INTERNAL WORKS	
INTERNAL DEMOLITION	
	Remove existing kitchen and make good to existing walls. Prepare existing concrete floor for new paint finish. Retain existing internal shelving, provide new paint finish.
INTERNAL GENERAL	
GENERAL	Clean all internal surfaces removing dirt and cobwebs Paint walls, ceiling, stairs, internal beams, door panels and frames, compressed fibre cement floor and concrete floor.
BED 1 (WEST)	
FLOOR	Patch and paint compressed fibre cement floor.
CEILING	Patch whirly bird opening in ceiling. Flush finish.
DOORS	New entrance set hardware.

LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION

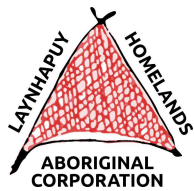
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BED 2 (MIDDLE ROOM)	
FLOOR	Patch and paint compressed fibre cement floor.
CEILING	Patch whirly bird opening in ceiling. Flush finish.
DOORS	New entrance set hardware.
BED 3 (EAST)	
FLOOR	Patch and paint compressed fibre cement floor.
CEILING	Patch whirly bird opening in ceiling. Flush finish.
DOORS	New entrance set hardware.
HALLWAY DECK	
FLOOR	Patch and paint compressed fibre cement floor.
MISC	New vermin mesh under deck.
LOWER ROOM	
FLOOR	Pressure clean, epoxy finish and paint concrete floor (Price as separate line item)
DOOR	New entrance set hardware.
KITCHEN/ LIVING	
FLOOR	Pressure clean, epoxy finish and paint concrete floor. (Price as separate line item)
JOINERY	Kitchen joinery will be supplied and installed by Laynhapuy. Hot water connection to kitchen, by plumber.
BATHROOM/ LAUNDRY	
	Extension as noted in individual house scopes.
ELECTRICAL	
	Refer typical electrical drawing. Confirm number of fittings on site prior to ordering. All houses: Connect solar hot water units to an electric booster switch.
PLUMBING	
SOLAR HOT WATER UNIT	Replace or relocate solar hot water unit as outlined in individual house scope of works. All houses: Provide a tempering valve to solar hot water units. All houses: Connect solar hot water units to an electric booster switch.
GENERAL	Provide a hot water supply to the kitchen sink. Provide new plumbing fixtures to the upgraded ablutions and kitchen as scheduled. Provide heavy duty boxes and lids to isolation valves at all houses.



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Items removed from scope:

- Demolition of bathrooms for houses 6, 9, 14, 15 & 16
- Painting of external walls
- Mowing strips.
- Colorbond toe flashing to wall to external walls.
- Window awnings
- Concrete landing at front elevation door
- New colorbond custom orb soffit lining & fascia.
- New vinyl plank linings & skirting board.
- Curtain rods support & rods to all bedroom windows.
- Singapore ant and general pest spray inclusive to ant, cockroaches and spider treatment.
- Threshold plate to bedroom doors.
- Replace door frame. Replace solid core door to bedroom.
- New storage cupboard.
- New Internal wall linings (FC1 - Fibre cement) to unlined walls in existing house.
- New handrail to stair.
- Vermin mesh to bottom plate around kitchen/ living.

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HOUSE 15

EXTERNAL WORKS	
EXTERNAL DEMOLITION	
	Retain existing ablutions block, remove shower fittings in ablution block.
FLOOR STRUCTURE	
JOISTS	Minor corrosion to some floor joists. Power tool clean joists to remove corrosion and apply two coats of epoxy mastic to affected areas.
ROOF	
	Replace roof sheet & roof battens .
INTERNAL WORKS	
BED 1 (WEST)	
WALLS	Patch wall linings
BED 3 (EAST)	
WALLS	Patch damaged wall linings.
HALLWAY DECK	
FLOOR	Replace damaged floor sheet. Allow 2no. sheets.
CEILING	Replace hallway ceiling with fibre cement ceilings (CE02).
BATHROOM/ LAUNDRY	
	Separate bath and shower extension
PLUMBING	
SOLAR HOT WATER UNIT	New 310L Solar Hot Water Unit.

Handover Report

HHIPN00003

Handover Report: Gan Gan House 15	Complete	Defect	Comment
Scope of Works			
EXTERNAL HOUSE WORKS			
Clean all external surfaces to remove dirt and cobwebs	✓		
Repair/replace clothesline	✓		
Power tool clean and apply two coats of epoxy mastic to corroded bearers	✓		
Power clean and apply two coats of epoxy mastic to corroded joists	✓		
Power clean and apply two coats of epoxy mastic to moderately corroded stb columns	✓		
FRONT ELEVATION (NORTH)			
New solid core door panel and entrance set hardware.	✓		
WALLS - Replace shade cloth with stainless steel mesh security screen. Allow 3m2 of screening	✓		
AC SHELF - Allowance to provide 1no new metal framed box RAC shelf. Allow for flashings.	✓		
ELECTRICAL - Provide new LED flood light and new light switch located in the kitchen.	✓		
REAR ELEVATION (SOUTH)			
WALLS Replace full elevation rear wall metal sheet cladding. Provision allowance for replacement of internal stud framing.	✓		
Provide 4no. Aluminium blades and the remainder clear glazing to the three windows. Provide new flashing to the three windows. Allow for new insect mesh and diamond grill security screen to the three windows.	✓		
WINDOWS Allowance to replace 3no. double louvre bay windows.	✓		
AC SHELF Allowance to provide 3no new metal frames box RAC shelves (1 per room). Allow for flashings.	✓		
SOFFIT Vermin mesh (6 x 6 mm opening) between top of rear wall and roof.	✓		
ELECTRICAL Provide new LED flood light and new light switch located in the kitchen.	✓		
WEST ELEVATION			
ENTRY DOOR Replace solid core door panel and entrance set hardware.	✓		
WINDOW Replace louvre blades and gallery clips. Allowance of insect screen and diamond grill security screen	✓		
ELECTRICAL Provide new LED flood light and new light switch located in the kitchen.	✓		

HHIPN00003

ROOF - Full roof replacement			
Replace roof with Colorbond custom orb roof sheet, to DTC M/193/10-02.	✓		
Replace cyclonic batten to DTC 22-2535-01.	✓		
Provide new air cell insulation.	✓		
INTERNAL GENERAL			
GENERAL Clean all internal surfaces removing dirt and cobwebs	✓		
PAINTING Paint walls, ceiling, stairs, internal beams, door panels and frames and compressed fibre cement floor.	✓		
BED 1 (WEST), BED 2 (MIDDLE ROOM), BED 3 (EAST)			
DOORS New entrance set hardware.	✓		
WALLS Provide new linings to rear wall.	✓		
Allow provisional allowance for patch work repairs to remaining walls.	✓		
WINDOWS TO HALLWAY Allow to regauze mesh insect screen to internal louvre windows (3no windows).	✓		
ELECTRICAL Lights 2no. new LED oyster lights and new light switch Fans 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. GPOs 2no. Double 10A general purpose outlet, mount 300 AFL 1no. Single 10A general purpose outlet for RAC, mount 1400 AFL. RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit. TV Antenna Outlet Provide television antenna outlet, connect to vast satellite dish. Confirm location of TV outlet with residents on site. In 1 bedroom only.	✓		All required electrical components confirmed install to three bedrooms. TV outlet confirmed to bedroom 1 only.

HHIPN00003

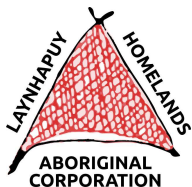
HALLWAY DECK			
FLOOR Provisional allowance for patch repair to hallway floor. Allow for 2no.sheets.	✓		
ELECTRICAL Lights 3no. new LED oyster lights and new two-way light switch, switched in kitchen and central hallway. GPOs 1no. double waterproof 10A general purpose outlet, mount 300 AFL Smoke Alarm New smoke alarm to comply with AS3786:2014	✓		All required electrical components confirmed install. Smoke alarms x 2 to meet compliance
LOWER ROOM			
DOOR New entrance set hardware.	✓		
ELECTRICAL Lights 2no. new oyster lights and new light switch Fans 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. GPOs 1no. double waterproof 10A general purpose outlet, mount 300 AFL 1no. single 10A general purpose outlet for RAC, mount 1400 AFL. RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit.	✓		All required electrical components confirmed install.
KITCHEN/ LIVING			
JOINERY Kitchen joinery will be supplied and installed by Laynhapuy.	✓		Installed by All Time cont
Hot water connection and tap connection to kitchen, by plumber.	✓		

HHIPN00003

K/L ELECTRICAL			
Lights 2no. LED 1200mm batten lights, new light switch Fans 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. Where 2100mm clear below ceiling fan cannot be achieved, provide wall fan in corner of room. GPOs 2no. double waterproof 10A general purpose outlet, mount 1100 AFL. Provide separate circuit for kitchen GPOs. 1no. double waterproof 10A general purpose outlet, mount 1400 AFL Smoke Alarm New smoke alarm to comply with AS3786:2014. Smoke alarm to be located outside of door of lower room.	✓		Due to height restrictions - commercial grade wall fan has been substituted for ceiling fan unit. All required electrical components confirmed install.
EXISTING BATHROOM/ LAUNDRY			
ROOF Replace roof sheet.	✓		
WALLS Replace metal wall sheeting around WC/ shower room.	✓		
Allowance to replace wall framing.	✓		
FLOOR Top existing slab, provide falls to shower. Epoxy paint finish to protect slab.	✓		
DOOR Replace door to bathroom with solid core door, paint finish with privacy	✓		
set hardware.	✓		
Replace toilet	✓		
Replace toilet roll holder	✓		
Replace shower rose and taps	✓		
Provide new stainless-steel mirror	✓		
Replace/ provide new stainless steel handbasin	✓		
Replace towel hooks (3no.)	✓		
Replace laundry tap and washing machine stops	✓		
ELECTRICAL			
Lights 1no. LED 600mm batten light in existing laundry with new light switch 1no. LED 600mm batten light in existing WC with new light switch - Provide new LED flood light and new light switch located in the WC.X GPOs 1no. double 10A general purpose outlet, mount 1100 AFL	✓		External floodlight to ablution block - Not Required.

HHIPN00003

GENERAL ELECTRICAL			
Refer typical electrical drawing.	✓		
Confirm number of fittings on site prior to ordering.	✓		
All houses: Connect solar hot water units to an electric booster switch.	✓		
New cabling and wiring to AS3000 and AS3008.	✓		
Supply and install new D10 Distribution Boards	✓		
Inspect and replace earthing system to AS3000	✓		
Replace all DGPO socket outlets and light switches as documented	✓		
Replace all oyster lights, batten lights and fans as documented, confirm number on site prior to ordering	✓		
New photoelectric smoke alarms	✓		
Provide electrical to existing hot water unit for booster.	✓		
PLUMBING			
SOLAR HOT WATER UNIT New 300L HWU mounted on existing house roof connected to existing amenities block (shower, handbasin and laundry tub) and kitchen sink. Solar hot water unit to have an electric booster. Provide a tempering valve to solar hot water units.	✓		
GENERAL Kitchen allowance to relocate kitchen tap supply and waste to western wall. Allowance to provide hot and cold-water supply to kitchen sink. New heavy-duty boxes and lids to isolation valves at all houses.	✓		
ABLUTIONS BLOCK			
Replace toilet	✓		
Replace shower rose and mixer taps	✓		
Replace/ provide new stainless steel handbasin	✓		
Replace laundry tap and washing machine stops	✓		
Connect hot water supply to hand basin, shower and laundry tub.	✓		



House 15 – Gangan

Completion Report

HHIPN00003

Confirmation of Completion: HHIP00003

HHIP Representative	
HHIP / DHLGCD Representative Name:	Wayne Bennett
HHIP / DHLGCD Representative Position:	Homelands Project Officer
HHIP / DHLGCD Representative Signature:	[Redacted Signature]
DATE:	23/07/2026
Laynhapuy / All Time Contracting Representative	
Contractor Representative Name:	Dain Smith
Contractor Representative Position:	Ops manager
Contractor Representative Signature:	[Redacted Signature]
DATE:	23/7/26

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	
	

Back Exterior



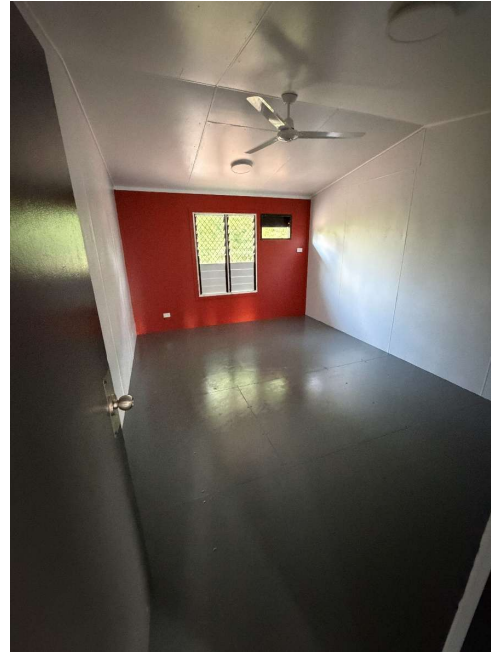
Kitchen



Bedroom 1	
No prior photos on record	
Bedroom 2	
No prior photos on record	

Bedroom 3

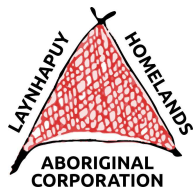
No prior photos on record



Approved Variations

Insert all variations requests that were approved during the lifetime of the project (screenshots/photos).

Variation Register										
HHIP Gangan (All Time Building Pty Ltd) - Variation Register										
Variation No	Work Package	Description	Category	Status	PMCA Referen	Approval Status	Responsible Party	Date Submitted	Reference	Forecast Value (Excl GST)
V002	All Houses	Stainless Steel Kitchen Benches				Approved	ATB	19/08/2025	via text message	\$ 46,790.40
V005	House 15 & 16	No door jamb to west elevation in place, need to install some wall framing and jamb to be able to install new door to scope. New cladding to right hand side and head of door is also required				Approved	ATB	20/08/2025	via email	\$ 1,266.28
V007	House 8, 10, 12, 14,	New bedroom doors 3x of, supplied and hung to keep painter going all bed doors needed replacing as old ones not with painting as per site inspection with LHAC				Approved	ATB	20/08/2025	via email	\$ 1,600.87
Total										\$ 196,937.01



Attachments

- Plumbing Certificate of Compliance
- Electrical Certificate of Compliance
- Builders Declaration
- Warranties