



**DINYBULU
REGIONAL SERVICES
RAMINGINING**



HHIPN00006 Ngangalala Housing Upgrades



House 10 - Ngangalala Completion Report

**P
M
E
W**

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Address: Lot 95 Ganinydja Road, Raminging, NT 0822
Postal address: GPO Box 3825, Darwin, NT 0801

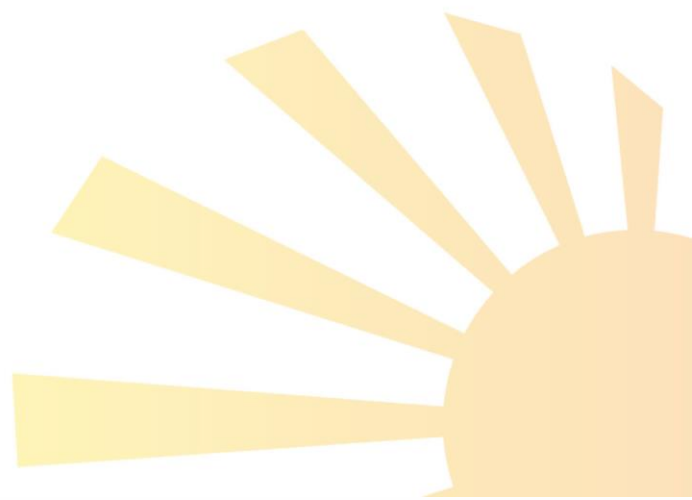
ABN 40 623 374 304





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Service Provider:	Dinybulu Regional Services
Contact Details:	Rob Mitchell
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 10
Contract No:	HHIPN00006
Completion Date:	27 th March 2024

Project Summary – House 10,

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 10, on behalf of the NT Government and local Ngangalala Homeland community residents.

The works have been completed in accordance with the submitted scope of works and saw the final product delivered to the high quality expected by our customer and community.

The mentioned works at House 10, Ngangalala commenced 19th February 2024 and was completed on the 27th of March 2024 representing an six (6) week works program.

In the delivery of this project the local indigenous engagement exceeded 3 people directly associated with this project employed by Dinybulu Regional Services.

Bukmak Constructions have been engaged to deliver the following housing upgrade works for House 10, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

SCOPE:

Scope of Works

Ngangalala

House 10

Scoping date - 05/12/23

Throughout the Dwellings

Exterior Pressure wash (Approximately 196m²)

Internal Pressure wash (Approximately 357m²)

Internal wall painting (Approximately 357 m²)

Ceiling painting (Approximately 153m²)

Doors and frames to paint (9 Each)

Replacing 600mm Louver blades (18 Each) – polycarbonate where applicable

Replacing 600 x 1800 louver galleries (4 Each) – polycarbonate where applicable

Internal door stops provided to swung doors

Exterior

Pressure Clean

Replace complete stairwell Front And rear + 6 step treads

Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS.

Remove and Replace 12m x 3 Bearers 150 x 50

Remove and Replace 12 m x 15 joists 100 x 50 RHS

Demo existing deck x2

New deck 15 x 8.5m Mod Wood Deck (Front)

New deck 8 x 3 m Mod Wood Deck (Rear)

New 2 tier handrail 42.9 L/M

Install 67 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of the building

Undertake septic audit and provide report

Check, Service and report on Hot Water Service

Lounge/Kitchen

Replace Solid core door + Entrance set + Vandal Plate + door stop

Replace Solid core door + Privacy set + Vandal Plate + door stop

Replace Kitchen Sink mixer with SS mixer.

Replace Floor from Back wall to approx. 4m internal with 19mm FC sheet + Re tile area 200 x 200 terracotta tiles

Service louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bathroom 2m x 2.3m

Replace Solid core door + Privacy set + Vandal Plate + door stop

Demolish Existing Bathroom, including cladding, shower base and other plumbing fixtures and flooring

Replace stud walls in bathroom

Replace wall sheeting with 6mm FC Sheet, Floor 19mm FC Sheet, Tile Complete shower wall and floor and splash back to sink area

New shower SS Mixer and rose + soap holder, toilet, basin, and mirror (use stainless products where possible Remote housing spec)

Install 19mm FC Sheet to floor area 2m x 3m

Re tile Floor and walls to wet area

Laundry

Replace Solid core door + Entrance set + Vandal Plate + door stop

Install 19mm FC sheet to floor area 2m x 3m

Re tile Floor and walls to wet area

Replace Laundry sink and tapware + washing machine cocks once structural works have been complete to deck

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate + door stop

Patch 100 x 100 hole in wall FC Sheet

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 2

Replace Solid core door + Privacy set + Vandal Plate + door stop

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 3

Replace Solid core door + Privacy set + Vandal Plate + door stop

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 4

Replace Solid core door + Privacy set + Vandal Plate + door stop

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Electrical Works

Note – In the absence of a pre scope inspection by a qualified electrician as to total works required to enable issue of an Electrical Certificate of Compliance (COC) on completion, Bukmak's price is based on the maximum of replacing the following items. If on attending the dwelling, additional works are required over and above the identified below (item & quantities), additional works will be extra to the lump sum amount.

Replace/Supply and Install hardwired smoke detectors in compliance with NCC and AS3786 (2 Each)

Check earth stakes are compliant with NCC AS 3000 (1 Each)

Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards (1 Each)

Replace / Supply and Install double GPO (8 Each)

Replace / Supply and Install W/P double GPO (4 Each)

Supply and Installation of 300mm Exhaust fan (1 Each)

Replace / Supply and Install stove isolator switch (1 Each)

Replace / Supply and Install stove power outlet (1 Each)

Replace / Supply and Install stove including vermin kit utilising existing cabling - plug in (1 Each)

Supply and Installation of lockable circuit breaker including reporting to PWC (1 Each)

Remove existing light fitting and replace with LED Oyster light fitting (5 Each)

Remove existing light fitting and replace with W/P LED Oyster light fitting (3 Each)

Replace / Supply and Install double gang combination (5 Each)

Replace / Supply and Install light switch with W/P light switch (3 Each)

Summary

House in Poor structural condition where existing wet areas are located,

This will require significant structural works to take place as identified in the scope.

A roof sheet inspection will be required and will be a variation if replacement needed.

Visual Progress:

Before:

Front of House



After:



Kitchen





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Lounge



Bedroom 1





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Bedroom 2



Bedroom 3



Bedroom 4

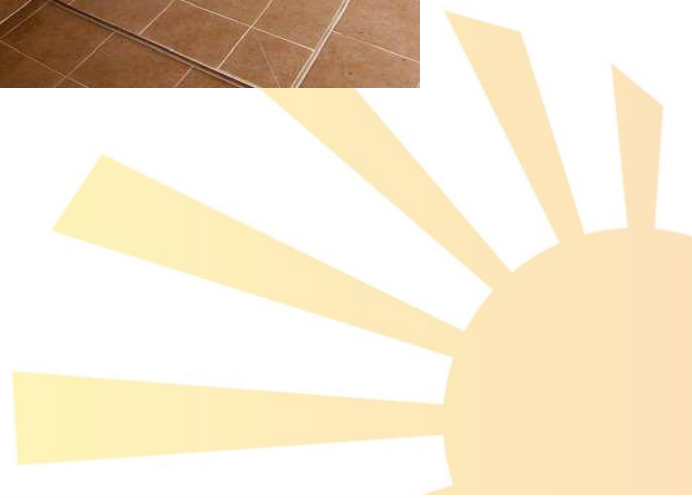




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Bathroom



Toilet



Laundry

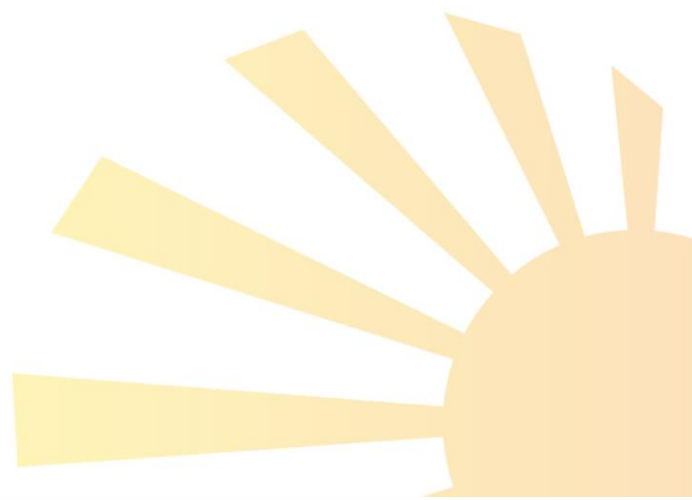




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Rear of House



Attachments:

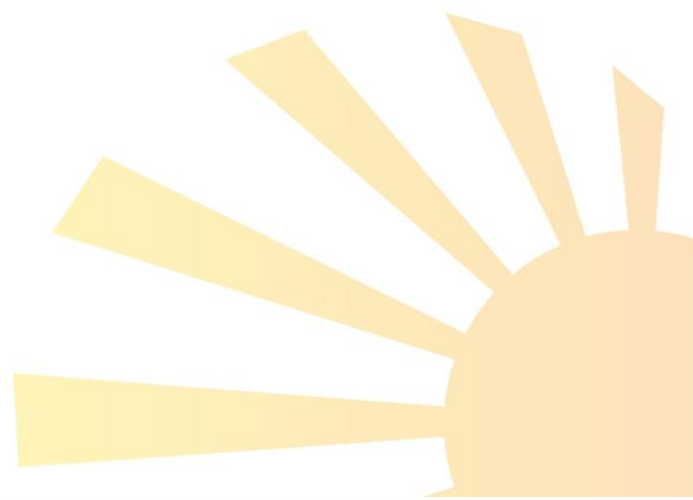
Electrical Certificate of Compliance?

Water Proofing Certificate?

Glazing Certificate?

Serial Number, Warranty & Stove Booklet

HHIP representative signoff on completed scope



Solar HWS report



ABN 88 610 385 370

HHIP – Ngangalala - Lot Solar Hot Water Services Report

Solar Hot Water Unit:

The Solar hot water system at lot 10 is currently working however is in fair condition.

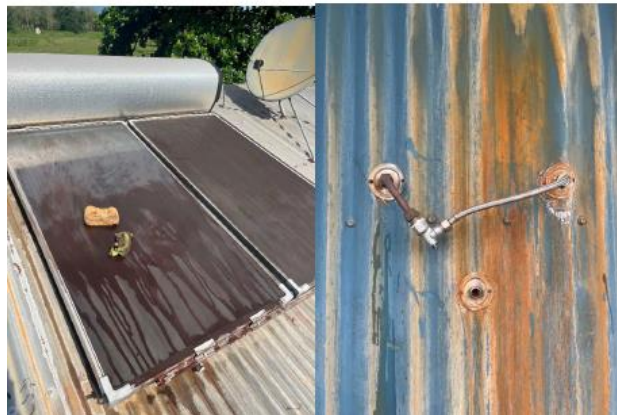
Licensed plumber on site has cleaned the panels and installed a new “duo” valve and the system is now heating and hot water flowing.

The main issue is the glycol that protects the system from the hard water is slowly leaking out from the pipework attached to the panels and tank.

The expected life span of the current Solar system on house 10 is approximately 1 year.

The community wide water pressure issue is also another factor as to why the Solar is not operating at maximum capacity and pressure.

Before



After:



Septic Audit Report & Quote



70 O'Sullivan Circuit East Arm
GPO Box 3825, Darwin, NT 0801

Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

Date: 3 April 2024

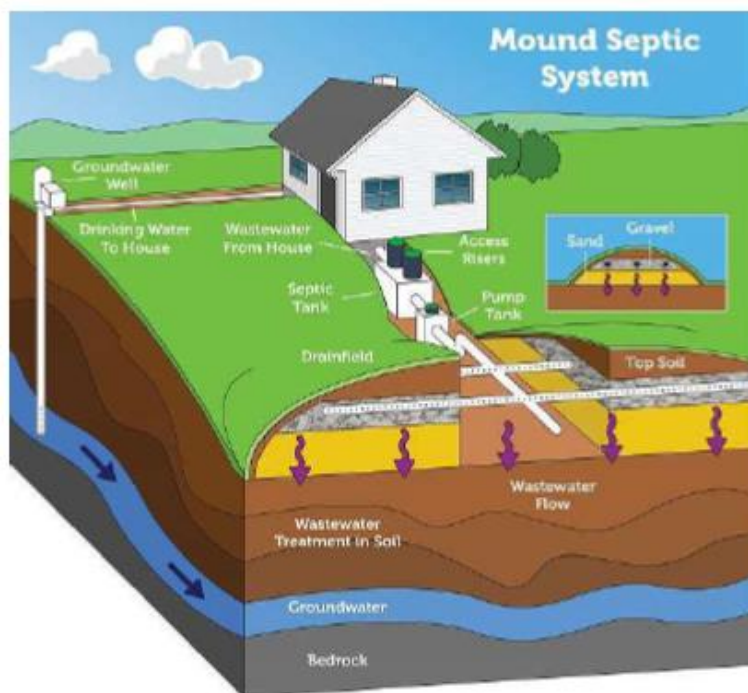
Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot 10
Variation #10

Please find the below variation for the additional identified electrical works for Lot 10 Ngangalala – Septic Repairs

Note :

- (A). The septic system at the dwelling operates on a pump out pit that transfers the waste to the soakage trench.
- (B). The drainage component of the system is in good working condition, however the Issue with the current septic system lies in the power feed from the house to the pump.
- (C). The Electrician on site has run a lead from the house power to the pump to test. This has proved the pump is in working condition.
- (D). To fix the issue a new power feed needs to be run to the pump system and isolated with a weatherproof GPO.
- (E). There are two options available to fix the current septic system.

OPTION 1 - Run a new power feed from the house to the pump station and continue with the current design.
The variation value is \$4,970.90 incl GST



Please note: Septic systems vary. Diagram is not to scale.





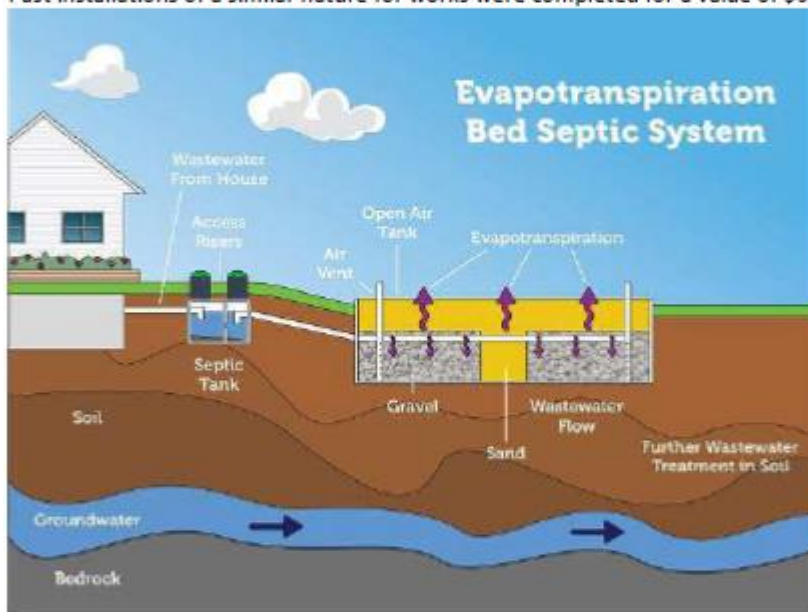
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Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

OPTION 2 - Install new gravity fed system – This will eliminate the need for a pump system to pump the water up to the current absorption trench located above the the natural ground level. This option although more expensive will require less maintenance and upkeep as having a pump system installed
Past installations of a similar nature for works were completed for a value of \$32,908.00 incl GST



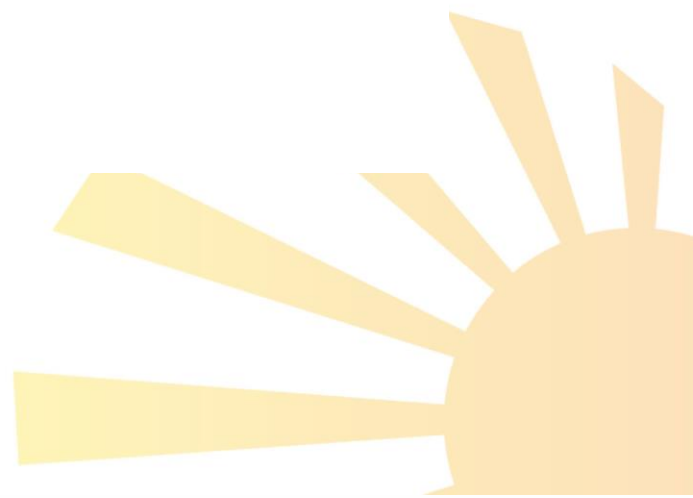
Please note: Septic systems vary. Diagram is not to scale.

The value is inclusive of;
Materials, consumables, freight, labour and accommodation.

This variation value is valid for acceptance for 14 days as per the date above.

Regards

Steve Roberts
Commercial Manager



Stove serial & model numbers



WARRANTY

FOR SALES IN AUSTRALIA AND NEW ZEALAND

APPLIANCE: WESTINGHOUSE BUILT-IN OVENS, COOKTOPS, FREESTANDING COOKER

This document sets out the terms and conditions of the product warranties for Westinghouse Appliances. It is an important document. Please keep it with your proof of purchase documents in a safe place for future reference should there be a manufacturing defect in your Appliance. This warranty is in addition to other rights you may have under the Australian Consumer Law.

1. In this warranty:

- (a) 'ACL' or 'Australian Consumer Law' means Schedule 2 to the Competition and Consumer Act 2010;
- (b) 'Appliance' means any Electrolux product purchased by you and accompanied by this document;
- (c) 'ASC' means Electrolux's authorised serviced centres;
- (d) 'Westinghouse' is the brand controlled by Electrolux Home Products Pty Ltd of 163 O'Riordan Street, Mascot NSW 2020, ABN 51 004 762 341 in respect of Appliances purchased in Australia and Electrolux (NZ) Limited (collectively "Electrolux") of 3-5 Niall Burgess Road, Mount Wellington, in respect of Appliances purchased in New Zealand;
- (e) 'Warranty Period' means the period specified in clause 3 of this warranty;
- (f) 'you' means the purchaser of the Appliance not having purchased the Appliance for resale, and 'your' has a corresponding meaning.

2. Application: This warranty only applies to new Appliances, purchased and used in Australia or New Zealand and is in addition to (and does not exclude, restrict, or modify in any way) other rights and remedies under a law to which the Appliances or services relate, including any non-excludable statutory guarantees in Australia and New Zealand.

3. Warranty Period: Subject to these terms and conditions, this warranty continues in Australia for a period of 24 months and in New Zealand for a period of 24 months, following the date of original purchase of the Appliance.

4. Repair or replace warranty: During the Warranty Period, Electrolux or its ASC will, at no extra charge if your Appliance is readily accessible for service, without special equipment and subject to these terms and conditions, repair or replace any parts which it considers to be defective. Electrolux may, in its absolute discretion, choose whether the remedy offered for a valid warranty claim is repair or replacement. Electrolux or its ASC may use refurbished parts to repair your Appliance. You agree that any replaced Appliances or parts become the property of Electrolux.

5. Travel and transportation costs: Subject to clause 7, Electrolux will bear the reasonable cost of transportation, travel and delivery of the Appliance to and from Electrolux or its ASC. Travel and transportation will be arranged by Electrolux as part of any valid warranty claim.

6. Proof of purchase is required before you can make a claim under this warranty.

7. Exclusions: You may not make a claim under this warranty unless the defect claimed is due to faulty or defective parts or workmanship. This warranty does not cover:

- (a) light globes, batteries, filters or similar perishable parts;
- (b) parts and Appliances not supplied by Electrolux;
- (c) cosmetic damage which does not affect the operation of the Appliance;
- (d) damage to the Appliance caused by:
 - (i) negligence or accident;
 - (ii) misuse or abuse, including failure to properly maintain or service;
 - (iii) improper, negligent or faulty servicing or repair works done by anyone other than an Electrolux authorised repairer or ASC;
 - (iv) normal wear and tear;
 - (v) power surges, electrical storm damage or incorrect power supply;
 - (vi) incomplete or improper installation;
 - (vii) incorrect, improper or inappropriate operation;
 - (viii) insect or vermin infestation;
 - (ix) failure to comply with any additional instructions supplied with the Appliance;

In addition, Electrolux is not liable under this warranty if:

- (a) the Appliance has been, or Electrolux reasonably believes that the Appliance has been, used for purposes other than those for which the Appliance was intended, including where the Appliance has been used for any non-domestic purpose;
- (b) the Appliance is modified without authority from Electrolux in writing;
- (c) the Appliance's serial number or warranty seal has been removed or defaced

8. How to claim under this warranty: To enquire about claiming under this warranty, please follow these steps:

- (a) carefully check the operating instructions, user manual and the terms of this warranty;
- (b) have the model and serial number of the Appliance available;
- (c) have the proof of purchase (e.g. an invoice) available;
- (d) telephone the numbers shown below.

9. Australia: For Appliances and services provided by Electrolux in Australia: Electrolux goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the Appliance repaired or replaced if the Appliance fails to be of acceptable quality and the failure does not amount to a major failure. 'Acceptable quality' and 'major failure' have the same meaning as referred to in the ACL.

10. New Zealand: For Appliances and services provided by Electrolux in New Zealand, the Appliances come with a guarantee by Electrolux pursuant to the provisions of the Consumer Guarantees Act, the Sale of Goods Act and the Fair Trading Act. Where the Appliance was purchased in New Zealand for commercial purposes the Consumer Guarantee Act does not apply.

11. Confidentiality: You accept that if you make a warranty claim, Electrolux and its agents including ASC may exchange information in relation to you to enable Electrolux to meet its obligations under this warranty.

Important Notice

Before calling for service, please ensure that the steps listed in **clause 8** above have been followed.

AUSTRALIA

FOR SERVICE

or to find the address of your nearest authorised service centre in Australia

PLEASE CALL 13 13 49

OR EMAIL customercare@electrolux.com.au

FOR SPARE PARTS

or to find the address of your nearest spare parts centre in Australia

PLEASE CALL 13 13 50

OR EMAIL customercare@electrolux.com.au

WCook_Warr_Jul_19_AU

Ceiling Fan

Performance Range Sweep Fan
 P3HS1200⁺, P3HS1400⁺, P3HS1200⁺, P3HS1400⁺, P3HS1200⁺, P3HS1400⁺, P3HS1200⁺, P3HS1400⁺ series
 by Schneider Electric

For your safety:

⚠ DANGER

HAZARD OF ELECTRIC SHOCK, EXPLOSION OR ARC FLASH

- This product must only be installed by appropriately qualified and/or licensed electrical personnel.
- Isolate the electrical supply before doing any work on this product.
- Ensure that the product has been correctly installed and tested for safe operation before reconnecting the electrical supply.

Failure to follow these instructions will result in death or serious injury.

⚠ CAUTION

IMPORTANT INSTALLATION SAFEGUARDS

- Means for disconnections must be incorporated in the fixed wiring in accordance with the wiring rules.
- The mounting bracket must be fixed to a solid structure, such as ceiling joist with sufficient strength to withstand 4 times the weight of the fan, 30 kg recommended (Figure 1).
 - The fan should be mounted so that the blades are at least 2.1 m above the floor, and 300 mm from the tip of the blade to the nearest object or wall (Figure 2).
 - Hangure mounting is suitable for plastered ceilings with a maximum angle of 18.5° (Figure 3).
 - The use of attachments not recommended or sold by appliance manufacturer may cause a risk of injury to person.
 - The appliance is only intended for the purpose described in the user manual. Do not use the appliance or any part of the appliance out of the intended use to avoid risk.
 - Replacement of parts of the safety suspension system device shall be performed by the manufacturer, its service agent or suitably qualified persons.
- Failure to follow these instructions can result in injury, equipment damage or unnecessary vibration and noise.

⚠ CAUTION

IMPORTANT CLEANING SAFEGUARDS

- Isolate the electrical supply before doing any cleaning of this product.
 - Periodic cleaning of ceiling fan is required. It is recommended to clean every 6 months. Harsher environment may require more regular cleaning.
 - Use a soft brush or lint free cloth to avoid scratching the paint finish.
 - Do not use water when cleaning your ceiling fan as it could damage the motor or blades and possibility of an electric shock.
 - The motor has a permanently lubricated ball bearing so there is no need of oil.
- Failure to follow these instructions can result in injury or equipment damage.

⚠ CAUTION

INSTALLATION HAZARD

- To ensure proper balance, do not mix up blades with those from another fan as they are a matched set.
 - Transport and transit handling may loosen factory fixed cables, please check and secure terminal screws before installation.
 - Do not place motor on a flat surface. The plastic nipple underneath the motor cannot support the weight of the motor and may be easily damaged (Figure 4).
 - When working on the fan, place motor on the foam packaging with the nipple located in one of the recesses. This protects the nipple and the finish (Figure 5).
- Failure to follow these instructions can result in injury or equipment damage.

SEWFM

Ceiling Sweep Fan series - Max weight 5.7 kg	
230-240 V AC, 50 Hz, 60W	230-240 V AC, 50 Hz, 60W
P3HS1200AL	PHS1200AL
P3HS1200SS	PHS1400AL
P3HS1400AL	PLHS1200AL
P3HS1400SS	PLHS1400AL
PLHS1200AL	
PLHS1400AL	

Figure 1

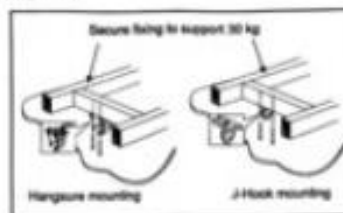


Figure 2

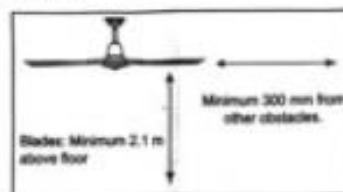


Figure 3

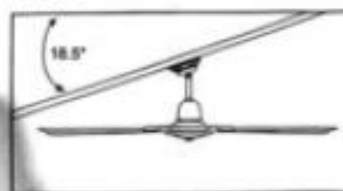


Figure 4

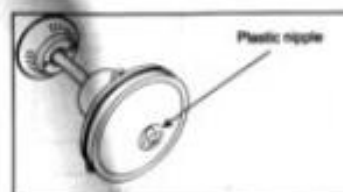
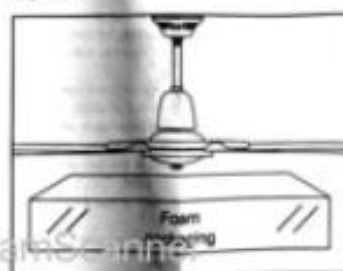


Figure 5



2. Pre-install Check

Prior to installation, carefully identify the parts (Figure 6.)

- 1 Motor Assembly
- 2 Blades (3 or 4 depending on model)
- 3 Three-Speed Fan Controller
- 4 Screw Pack
- 5 Mounting Bracket
- 6 Instruction Sheet

Figure 6



NOTE:

Controlling Single or Multiple Fans on Single Controller: This fan has been supplied with a Clipper Three-Speed Controller that is designed to only operate a single fan. If multiple fans are required to be operated from a single controller, a Clipper C-Thru™ Electronic Fan Controller (purchased separately) must be used.

NOTICE

HAZARD OF INCORRECT USAGE

The three speed fan controller supplied with each fan is not suitable for controlling multiple fans. Failure to follow these instructions can result in equipment damage.

3. Fitting the Blades

- 1 Place the motor over a foam packaging.
- 2 Place the blade over the motor and align the screws.
- 3 Secure the blade with screws.



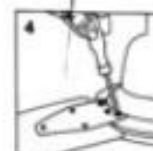
Place the motor



Motor screw holes



Attach blades with screws



Tighten screws

NOTE:

Connecting a Light Fitting: For information on how to connect a light fitting to the Ceiling Sweep Fan, refer to the instruction in the light fitting accessory (Oyster Light and Clipper Light).



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Smoke Alarm

