

Completion Report

Project Name:	Turners Camp & Snake Well HHIP
Property Address:	House 8, Snake Well





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Project Summary

Service provider	Ingkerreke Services Aboriginal Corporation
Contact details	Ms. Jozan Collins T: 08 8950 2200
Australian Business Number (ABN)	41 353 678 701
Contractor Accreditation Limited (CAL) Registration Number	A-18-14798-02-25
Community ID	948
Asset No.	House 8
Contract No.	HHIPC00007
Completion date	28/11/25

Ingkerreke Services Aboriginal Corporation (ISAC) undertook housing upgrades at House 8 Snake Well on behalf of the Homeland and the Northern Territory Government. The project was executed as planned, resulting in a high-quality finish that fulfilled the expectations of both our client and the community.

The work began on 20/05/25, and was completed by 28/11/25, spanning a total of almost 29 weeks.

The upgrades were designed in alignment with the 9 Healthy Living Principles, considering the specific requirements of families and individuals. These needs were identified through discussions with residents, stakeholders, and leveraging ISAC's ongoing experience with maintenance and repairs in the Homelands. As the service provider for Snake Well, our aim was to ensure that funding was utilized effectively according to resident needs while maintaining high standards of quality and durability in the work performed.

ISAC has been contracted to implement the following housing upgrade works for House 8 Snake Well under the Capital Grant Funding Agreement (HHIPC00007). The completed works include:

Additions:

- Extend structure to one side 9.8m x 3.5m.
- Extensions will include two bedrooms and a bathroom.
- The extensions will be of an insulated metal stud wall design with a Bondor roof.
- Tile through.
- Existing shed veranda will be enclosed and kitchen installed.
- Install windows and doors, with Dimond Grille mesh to opening sections as per plans.
- Add veranda (6m x 4m) to front of the building – skillion roof and concrete slab

Internal Works:

- Remove roller door
- Patch internal lining where required (panel rib)
- Seal wall ceiling junction

External Works:

- Control banks up hill of house to control water run off
- Install toe mould to prevent pest ingress
- Yard Clean

Plumbing Works:

Install full septic system:

- Includes Distribution pits.
- 2x 25m Atlantis and pump out points.
- Wrap Atlantis boxes with geo fabric to stop sand leeching and causing blockages.
- Install Bollards and Gatik Lid.

Install 180l Solar Hart HWS

Install Kitchen including gas stove and gas connection

Plumbing fit out to bathroom – as per plans

Supply and install 9KL rainwater tank, earth ring, guttering and first flush

Electrical Works:

Solar system

- Install standalone solar system:
 - Nominal energy rating - kWh per day - 35
 - Nominal usable battery capacity - kWh@80% DOD - 18.2
 - Battery - 6 x Australian made Powerplus 48V 3.8kwh or MPS equivalent lithium LiPo blocks - expandable.
 - Solar - 9.5kwp including DC coupled - roof mounted. PV DC surge diverters.
 - Inverter - DC coupled - 4.5kw/48V Selectronic SPPro
 - Inverter - AC coupled - 8kw Fronius (controlled)
 - 80A DC MPPT solar controller with LCD
 - Energy limited circuit for staged air conditioner control
 - Indicator module to display system status.
 - Enclosure - insulated and ventilated as required.
 - Main switchboard, kwh meter, generator inlet socket, changeover switch, surge diverter AC.
 - labelling and signage including operating signage
 - Connection to house switchboard.
 - Workshop and site installation
 - Travel and transport costs
 - 12 month on site workmanship warranty
 - Equipment warranty is according to manufacturer's terms.
 - Performance will vary according to weather.
 - STC POS rebate included in below prices.

- This design is intended to eliminate the need for a backup generator. Allowance will be included for caravan plug to run the load if the system should fail or require maintenance. In which case ISAC will provide a loan generator.

Full electrical fit-out as per attached plan.

Install 1x 4kw RF Connected (to solar inverter) Split System to lounge room.

Visual Progress

Before:



After:



Before:



After:



Before:



After:



After:



After:



After:



After:

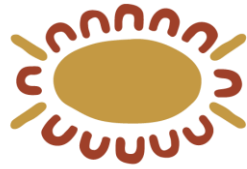


After:



After:





**Ingkerreke
Services**
Aboriginal Corporation

After:



After:

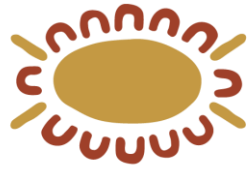


After:



After:





After:



After:



After:



After:



Attachments

Electrical Certificate of Compliance
Plumbing Certificate of Compliance
Gas Certificate of Compliance
Waterproofing Certificate
Plans