



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



## HHIPN00006 Ngangalala Housing Upgrades

# House 8 - Ngangalala Completion Report



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M  
E  
W

08 8944 5961  
0458 736 588  
Admin.Dinybulu@alpa.asn.au  
www.alpa.asn.au/dinybulu

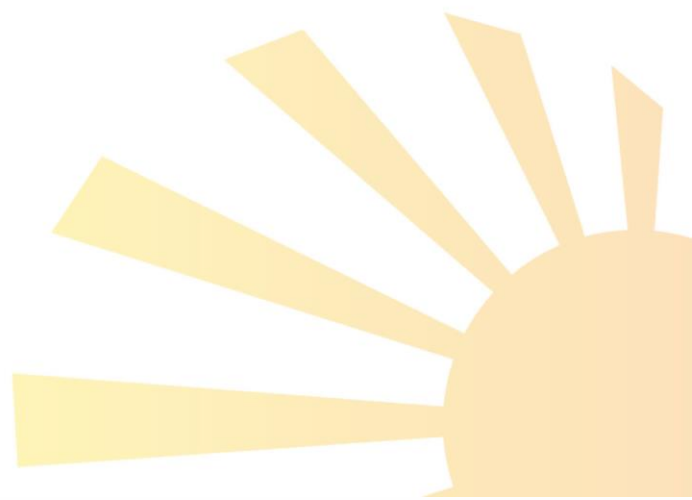
Address: Lot 95 Ganinydja Road, Ramingining, NT 0822  
Postal address: GPO Box 3825, Darwin, NT 0801

ABN 40 623 374 304



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Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 8
Contract No:	HHIPN00006
Completion Date:	13 May 2024

## Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 8, 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 8, Ngangalala commenced 18<sup>th</sup> April 2024 and was completed on the 13<sup>th</sup> May 2024 representing an four (4) 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, and there are 3 indigenous trades mentors working on the delivery of these works too.

Bukmak have been engaged to deliver the following housing upgrade works for House 8, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

## SCOPE:

**Ngangalala  
House 8  
Scoping date - 05/12/23**

### Throughout the Dwellings

Exterior Pressure wash (Approximately 127m<sup>2</sup>)  
Internal Pressure wash (Approximately 285m<sup>2</sup>)  
Internal wall painting (Approximately 285 m<sup>2</sup>)  
Ceiling painting (Approximately 104m<sup>2</sup>)  
Doors and frames to paint (6 Each)  
Replacing 600mm Louver blades (18 Each)  
Replacing 600 x 1800 louver galleries (4 Each)

### Exterior

Pressure Clean  
Replace 6 step treads  
Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS  
Remove and Replace 12m x 6 Bearers 150 x 50  
Remove and Replace 12m x 10 joists 100 x 50 RHS  
Demo existing deck  
New deck/ floor for new bathroom 4x7 19 FC Sheet to deck  
New 2 tier handrail 5 L/M  
Replace 1 Diamond Mesh Screen 1800 x 1200 (White)  
Install 38 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of building.

### Lounge/Kitchen

Replace Solid core door + Passage + Vandal Plate - kitchen  
Replace Solid core door + Entrance + Vandal Plate – lounge (2 Each)  
Replace Kitchen Sink mixer with SS mixer.  
Service louver Galleries  
Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)  
Replace 10m<sup>2</sup> Internal floor FC Sheet



#### **Bathroom 2m x 2m**

Replace Solid core door + Privacy set + Vandal Plate  
Demolish Existing Bathroom fixtures and replace with SS wall sink + mixer (SS) + mirror  
Patch holes from existing fixtures  
New shower taps and rose + soap holder  
New toilet  
Re tile and waterproof shower and floor  
Install 2 grab rails in shower  
Service louver galleries

#### **Laundry Outdoor**

Replace Laundry sink mixer with stainless steel mixer  
Plum new sink and washing machine taps to new bathroom wall  
Install new laundry tub and SS mixer to new wall

#### **Bedroom 1**

Replace Solid core door + Privacy set + Vandal Plate  
Service Louver Galleries  
Replace Fly Screen Mesh (allow 1800 x 2000)

#### **Bedroom 2**

Replace Solid core door + Privacy set + Vandal Plate  
Service Louver Galleries  
Replace Fly Screen Mesh (allow 1800 x 2000)

#### **Bedroom 3**

Replace Solid core door + Privacy set + Vandal Plate  
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 has structural works needed underneath the existing structure as identified in the scope.  
A roof sheet inspection will be required and will be a variation if replacement needed.



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## Approved Variation/s

**BUK2118 – HHIP Ngangalala**  
**Lot #08**  
**Variation #18 – Extra Electrical Works**

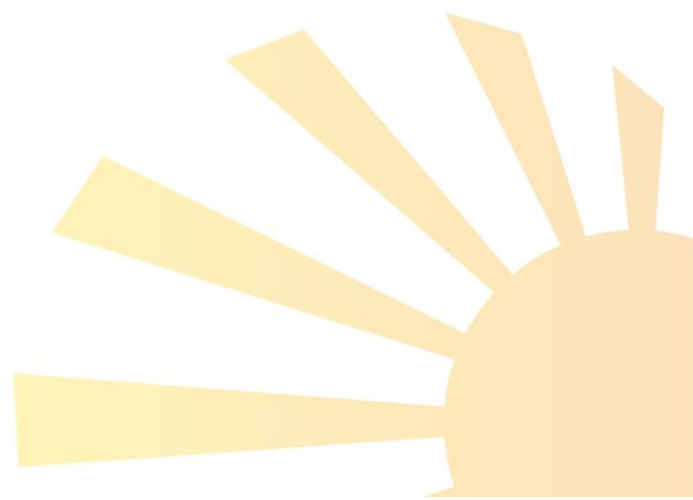
Dear Catherine,

Please see Request for Variation #18 for Extra Electrical work required at Lot 08 Ngangalala.

**The value of Variation #18 is \$3,927.00 including GST**

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

*Terms: This quote is valid for acceptance for 30 days from the above-mentioned date.*





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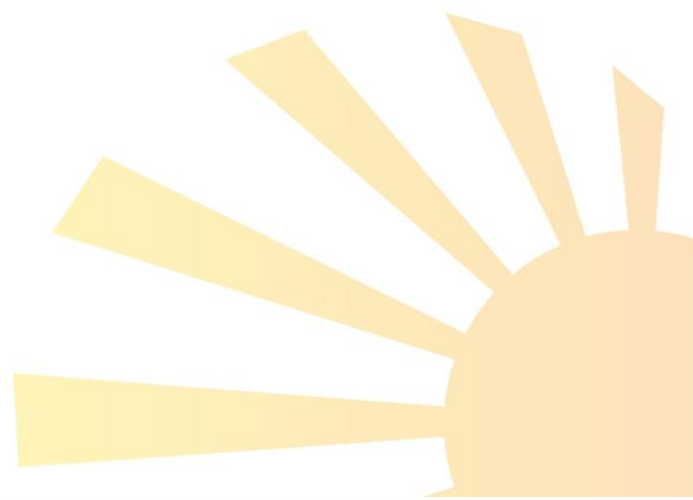


## Visual Progress:

Before:



After:

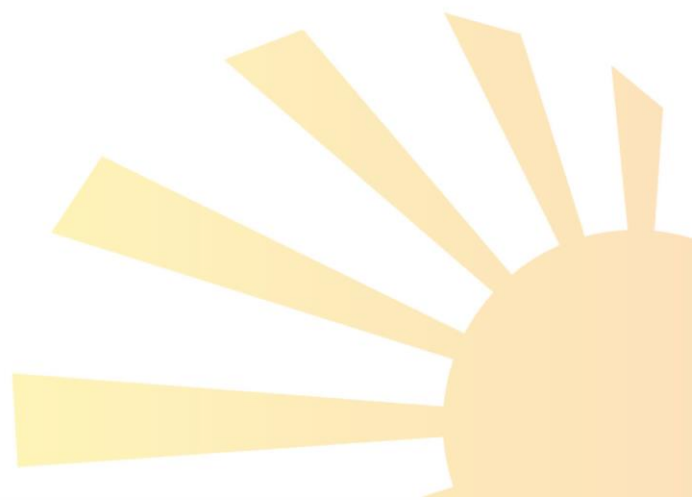




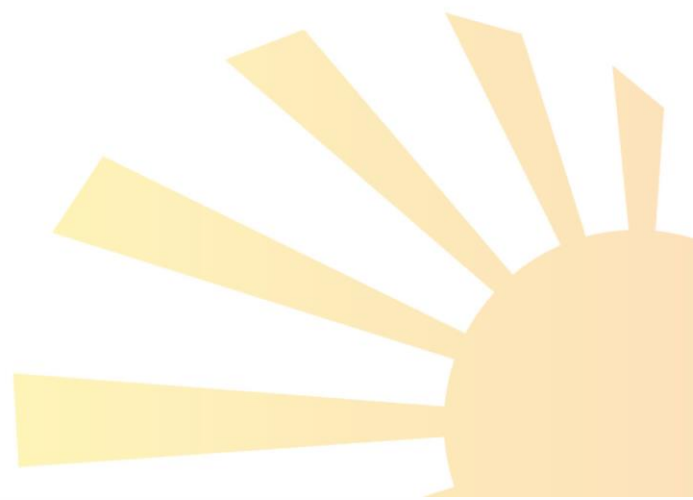
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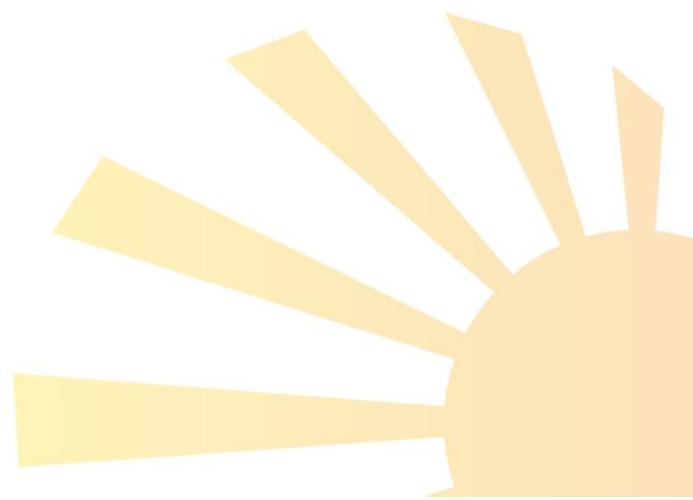




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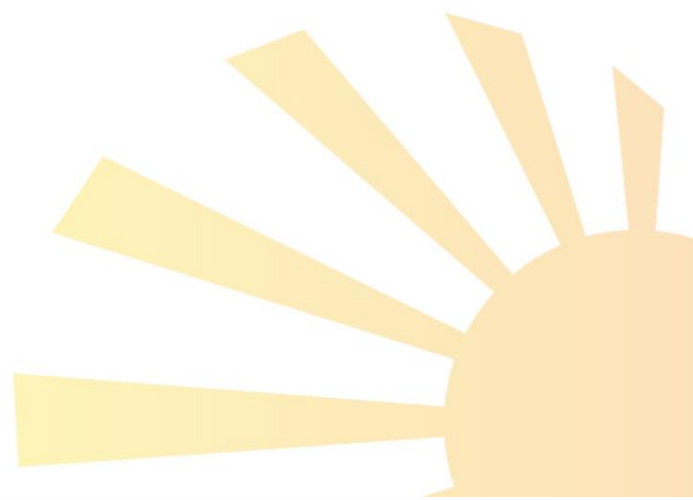




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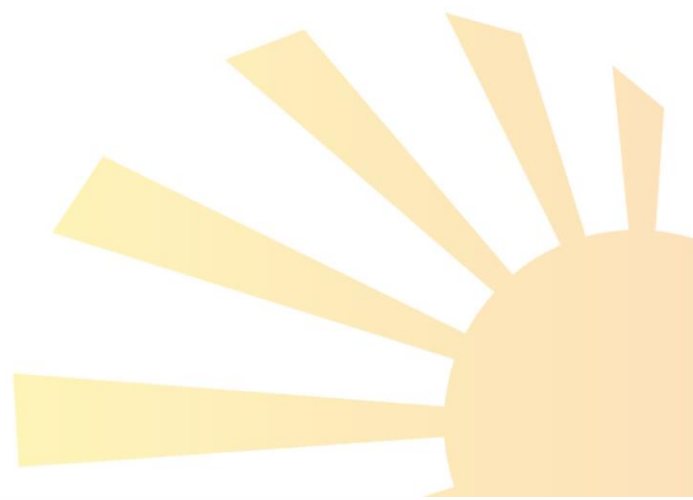


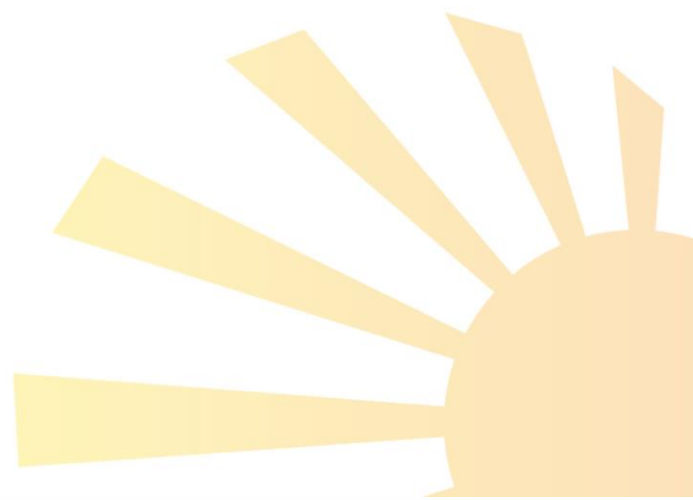


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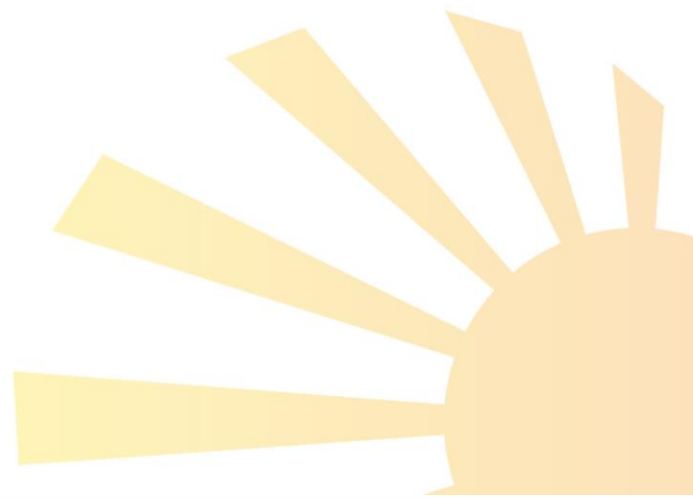
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## **Attachments:**

Electrical Certificate of Compliance  
Plumbing Certificate of Compliance  
Water Proofing Certificate  
Serial Number, Warranty & Stove Booklet  
HHIP representative signoff on completed scope



## Septic Audit Report & Quote

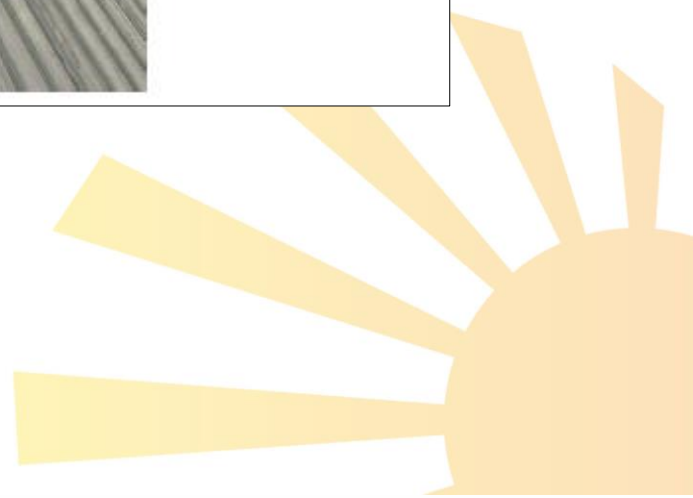
### LOT 8 Nanagalala Solar and Septic system report

#### Solar:

The Solar hot water system at lot 8 is currently working and is in good condition.

The expected life span of the current Solar system on house is approximately 5 - 10 years.

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

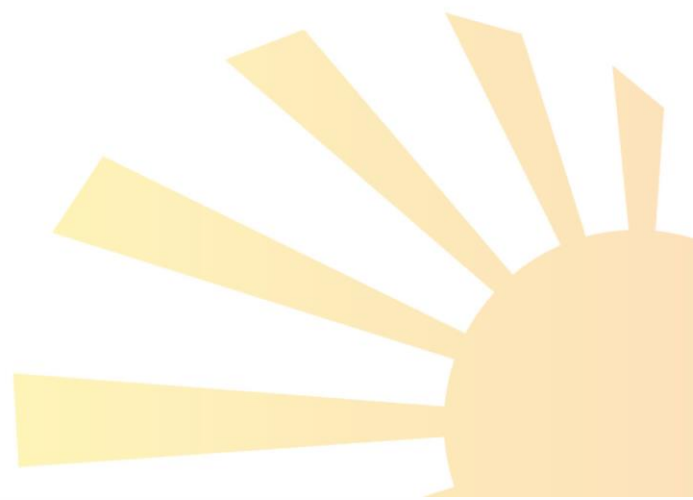




**SEPTIC SYSTEM:**

The septic system at lot 8 is a Gravity soakage system and is currently operating as required.

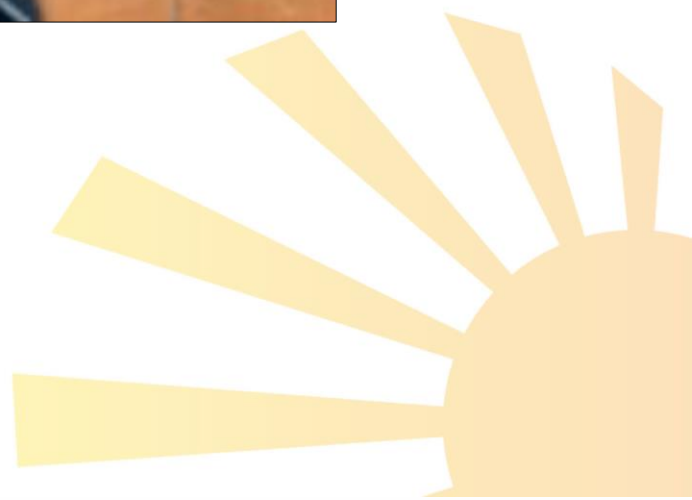
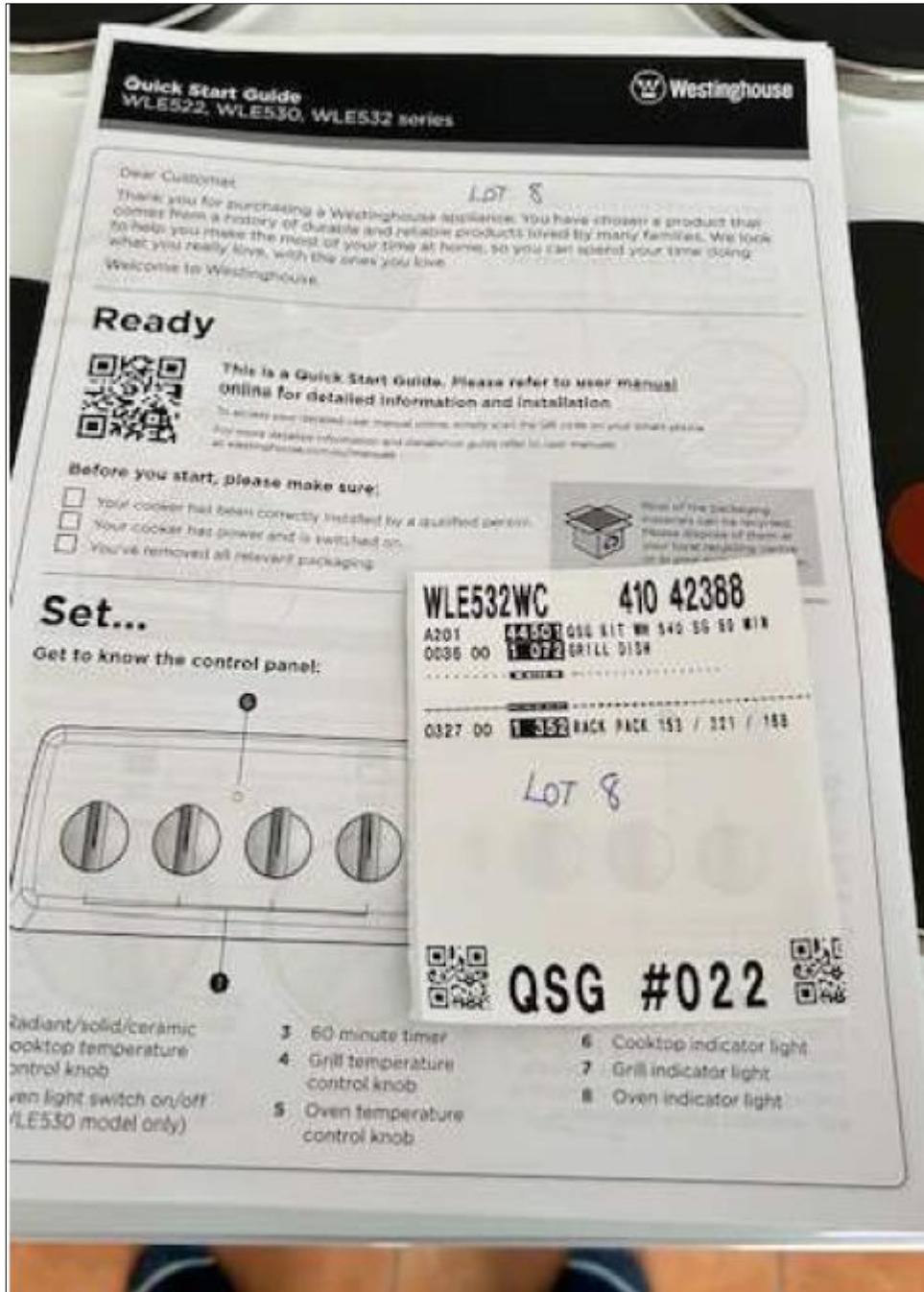
No further action is required on the septic system.







Serial Number, Warranty & Stove Booklet





## Ceiling Fan

### Performance Range Sweep Fan

P3JH1200\*, P3JH1400\*, P3HS1200\*,  
P3HS1400\*, P4HS1200\*, P4HS1400\*,  
P4JH1200\*, P4JH1400\* series

**CLIPSAL**

by Schneider Electric

### Installation Instructions

#### 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 or heavier (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 pitched 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 electrical supply before doing any work on this product.
- For air 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 fitted 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

### 1. Technical data

Ceiling Sweep Fan series - Max weight 5.7 kg

230-240 V AC, 50 Hz, 60W    230-240 V AC, 50 Hz, 60W

P3HS1200AL    P4HS1200AL

P3HS1200SS    P4HS1400AL

P3HS1400AL    P4JH1200AL

P3HS1400SS    P4JH1400AL

P3JH1200AL

P3JH1400AL

Figure 1

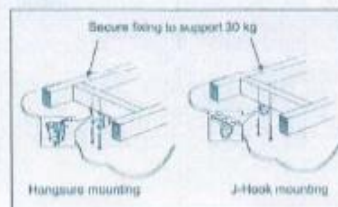


Figure 2

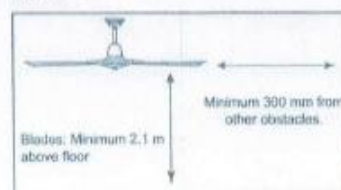


Figure 3

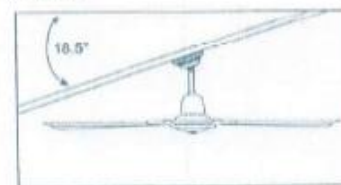


Figure 4

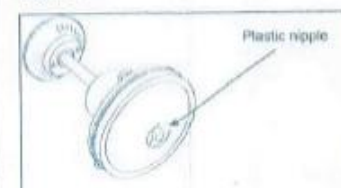
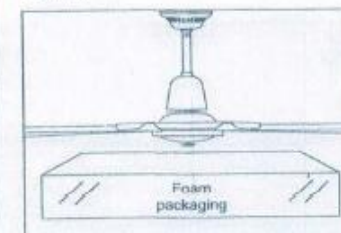


Figure 5

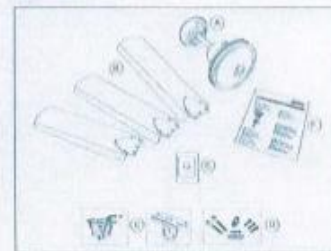


### 2. Pre-install Check

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 Clipsal 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 Clipsal 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).



## Smoke Alarm

