



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIP – NORTH0007 – Galawdjapin and Yathalamarra

House 7 – Yathalamarra

Completion Report

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Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
Contractor:	BUKMAK Constructions
ABN:	53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-26
Community ID:	571
Asset No:	7
Contract No:	NORTH0007
Completion Date:	Handover 06 July 2026

Project Summary – House 7

Dinybulu Regional Services have contracted Bukmak Constructions to complete the housing upgrade works of House 7, Yathalamarra on behalf of the NT Government and local 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 7, Yathalamarra commenced on the 4th of June 2026 and was completed on the 22nd of June 2026, with the Handover of the dwelling on the 6th of July 2026.



SCOPE:

Scope of Works:

General Works Throughout the Dwelling

- Exterior pressure washing (approximately 190m²)
- Internal pressure washing (approximately 410m²)
- Painting of doors and frames: (7 each)
- Replacement of 600mm louver blades: (allow 20 each) using polycarbonate where applicable
- Replacement of 600 x 1800 louver galleries: (allow 4 each) polycarbonate where applicable
- Internal paint throughout include walls and ceiling

Exterior

- Pressure cleaning: (190m²)
- Re-tensioning clothesline wire
- Replacement of fly screen mesh: 1800 x 1200, (8 each)
- Remove/Replace verandah joists 100 RHS (allow 12 @ 3000)
- Remove/Replace decking boards (allow 10m²)
- Reattach existing vermin proofing to exterior (allow 15 l/m)
- Septic audit and reporting
- Check, service, and report on hot water service
- Install 20 lineal metres of 50 x 50 galvanized Verim mesh with top and bottom 50 x 50 RHS cord (approx. 600mm high) to the building base
- Remove/Replace security screens amplimesh (allow 3 @ 1800 x 1200, 1 @ 1800 x 1800)

Kitchen

- Replace solid core door, privacy set, vandal plate, doorstop, and RP4
- Replace stove
- Service louvre galleries
- Deep clean stainless kitchen benches
- Clean / Treat and repaint kitchen frames
- Remove/Replace skirting (allow 6 l/m)
- Resecure kitchen splash backs to wall



External Shower

- Replace solid core door, privacy set, vandal plate, doorstep, and RP4
- Demolish existing dividing nib wall and patch ceiling
- Demolish floor tiles in shower room and retile
- Demolish existing vanity basin and shave cabinet
- Relocate shower taps to external wall
- Install 6mm FC internal wall sheeting up to 2700 high: (allow 10m²)
- Install wall tiles up to 2100 in shower alcove
- Skirting tile to rest of room
- Install waterproofing and floor tiles to shower recess: (allow 1m²)
- Supply and install shower rose and tap set
- Supply and install stainless vanity and flickmixer
- Supply and install stainless mirror
- Supply and install stainless soap dish
- Supply and install stainless shelf (600mm)
- Supply and install stainless corner shower curtain rail
- Cut door frame to 100mm above floor level (area affected by rust)

External WC

- Replace solid core door, privacy set, vandal plate, doorstep, and RP4
- Remove and replace toilet roll holder
- Remove/Replace wall cladding to right hand side wall 6mm fc sheet (allow 6m²)
- Demolish wall frame and install new between wc and shower doors (allow 1 1/2m)
- Supply and install 2 x new door frames (suit 75mm wall frame)

External Laundry

- Replace solid core door, privacy set, vandal plate, doorstep, and RP4
- Remove and replace laundry tub mixer and washing machine taps
- Supply and install new brackets for laundry tub
- Patch and paint hole in ceiling (allow 1m²)
- Patch and paint hole behind door (allow 1m²)
- Supply and install new floor waste grate

Living Room

- Replace solid core door, entrance set, vandal plate, doorstep, and RP4
- Remove/Replace floor sheets (allow 3 @ 2700 x 900)
- Pre and paint entire floor including bedrooms with 2 pack coating (allow 100m²)
- Service louvre galleries

Bedroom 1

- Replace solid core door, privacy set, vandal plate, door stop
- Service louvre galleries
- Supply and install stainless double door robe
- Supply and install a/c hatch to wall (allow 75mm wall frame)
- Remove existing robe



Bedroom 2

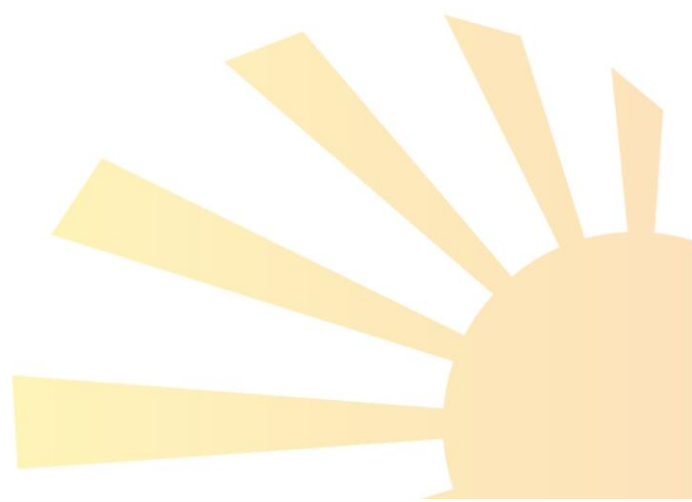
- Replace solid core door, privacy set, vandal plate, door stop
- Service louvre galleries
- Supply and install stainless double door robe
- Supply and install a/c hatch to wall (allow 75mm wall frame)
- Remove existing robe

Bedroom 3

- Replace solid core door, privacy set, vandal plate, door stop
- Service louvre galleries
- Supply and install stainless double door robe
- Supply and install a/c hatch to wall (allow 75mm wall frame)
- Remove existing robe

Bedroom 4/ To be constructed on deck

- Demolish existing handrails on deck
- Install Scyon floor sheeting [allow 12m²]
- Supply and install 75mm wall framing to 2700 high [10 lineal metres]
- Supply and install external wall cladding to 2700 high [10 lineal metres, custom orb profile]
- Supply and install 6mm fc internal wall sheeting to 2700 high [10 lineal metres]
- Supply and install 6mm fc ceiling cladding [allow 10m²]
- Supply and install door frame, 820 solid core door, door furniture, vandal guard, door stop, RP4 door seal
- Supply and install window frame [1 each, 1800 x 1200]
- Supply and install a/c hatch to wall (allow 75mm wall frame)
- Pre and paint to walls and ceiling [approx. 30m²]
- Supply and install stainless double door robe





Electrical Works

C ELECTRICAL		Community: Yathamarra	Lot Number: 7
Item	REF#	Description of Works	Quantity
General electrical works	2	Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards	1
	3	Check earth stakes are compliant with NCC AS 3000	1
	4	Replace / Supply and install blanking plate	3
	5	Install lockable Circuit breaker to meter panel	1
Switchboard	13	Fill missing blanks in switchboard	1
	14	remove/replace switchboard including RCDs	1
Smoke alarms	19	Replace/ Supply and install hardwired smoke detectors in compliance with NCC and AS3786 (excluding cabling)	1
GPO's	20	Replace / Supply and install double GPO	2
	21	Replace / Supply and install W/P double GPO	1
Light fittings	22	Replace / Supply and install LED oyster light/1200 batten	8
	23	Replace / Supply and install 600 LED light	2
	24	Replace / Supply and install 1200 W/P LED light	2
	25	Replace / Supply and install 600 WP LED light	1
Light switch	27	Replace / Supply and install light switch	6
	28	Replace / Supply and install double gang combination	4
	30	Replace / Supply and install light switch with W/P light switch	1
	33	Replace / supply and install stove isolator switch	1
Stove	35	Replace / supply and install stove power outlet	1
	36	Replace / Supply and install stove utilising existing cabling (plug in)	1
Fan	37	Replace / Supply and install 1400 dia ceiling fan	4
Hot water system	40	Replace / Supply and install isolation switch for electrical HWS incl Bracket	1
TV antenna	41	Replace/ Supply and install VAST satellite dish on roof (TV)	1
Additional Works	47	TV outlet	1
Additional Works	48	New PWC meter board	1



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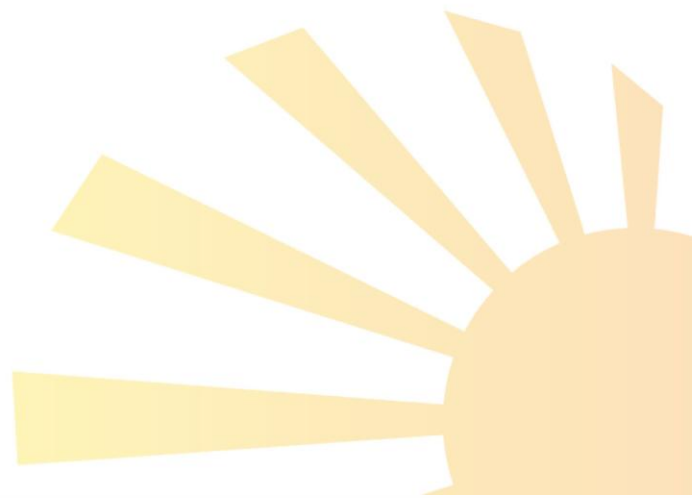
Proudly part of the ALPA group

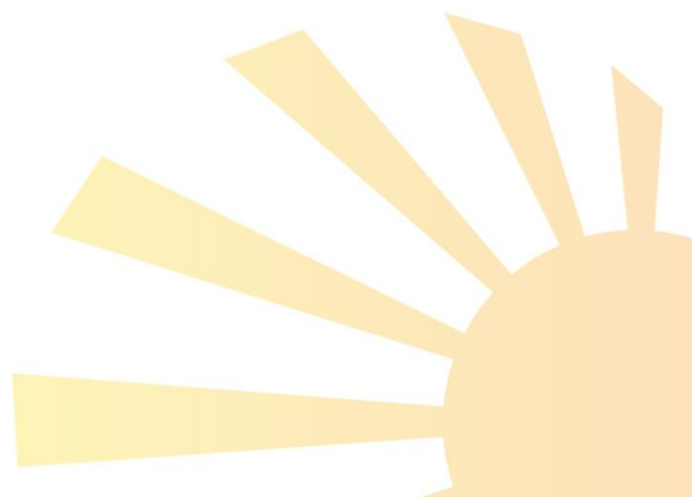
Visual Progress:

Before:



After:







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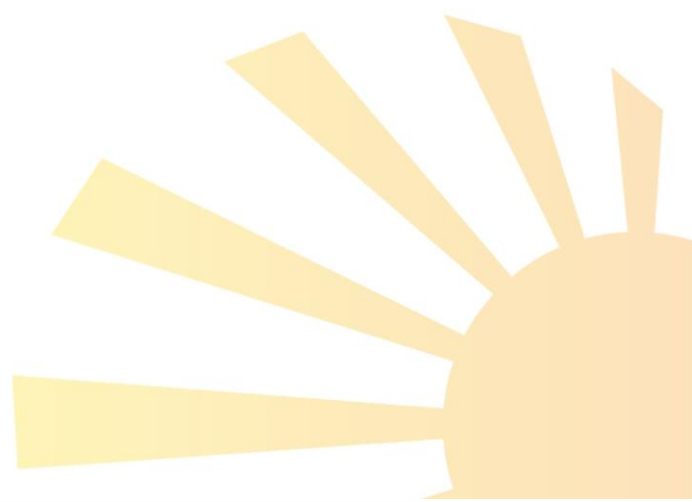
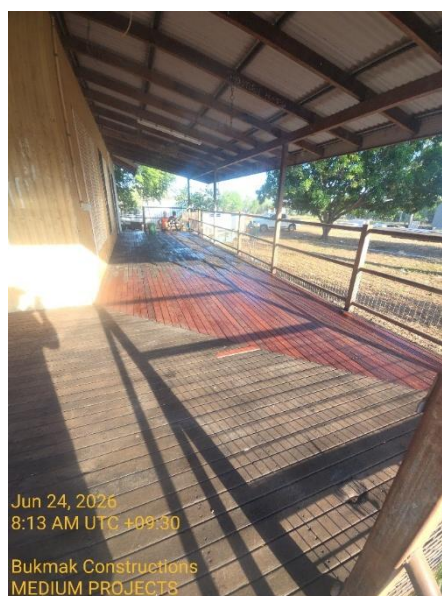




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Attachments:

Electrical Certificate of Compliance?

Water Proofing Certificate?

Serial Number, Warranty & Stove Booklet

