

Completion Report

Project Name:	Turners Camp & Snake Well HHIP
Property Address:	House 4, 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 4
Contract No.	HHIPC00007
Completion date	7/5/26

Ingkerreke Services Aboriginal Corporation (ISAC) undertook housing upgrades at House 4 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 the 26th of January 2026, and was completed by the 7th of May 2026, spanning a total of 15 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 4 Snake Well under the Capital Grant Funding Agreement (HHIPC00007). The completed works include:

Additions:

- Extend deck to easter sides (12m x 3m) to form wrap around deck

Internal Works:

- Lay 9mm FC sheeting over entire floor
- Tile throughout
- Paint throughout
- Reaffix sagging ceiling sheets
- Service windows where quired
- Conduct carpentry R&M works throughout

Bathroom

- Remove MDF wall and ceiling sheets
- Line walls in FC sheeting, and ceiling in panel rib
- Replace bathroom fittings and fixtures
- Remove particle board flooring and lay scion, waterproof, tile and renew underfloor plumbing

Bed 1

- Reaffix sagging ceiling sheets
- Install built in wardrobes to solve storage issue

External Works:

- Yard Clean
- Replace staircase landing with 1200 x 1200 concrete pad
- Replace step treads with sleepers
- Sand and oil timber decking boards
- Paint externally

Plumbing Works:

Service 180l Solar Hart HWS

Service Durango Evaporative Cooler

Full plumbing refresh

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 - 9.5kw including DC coupled - roof mounted. PV DC surge diverters.
 - Inverter - DC coupled - 4.5kw/48V Selectronic SPPPro
 - 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 refresh

- Replace unfunctional or unpresentable fittings and fixture & bring electrical board up to compliance

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

Visual Progress

Before:



After:

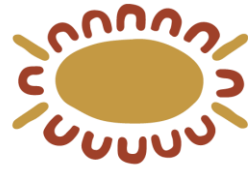


Before:



After:



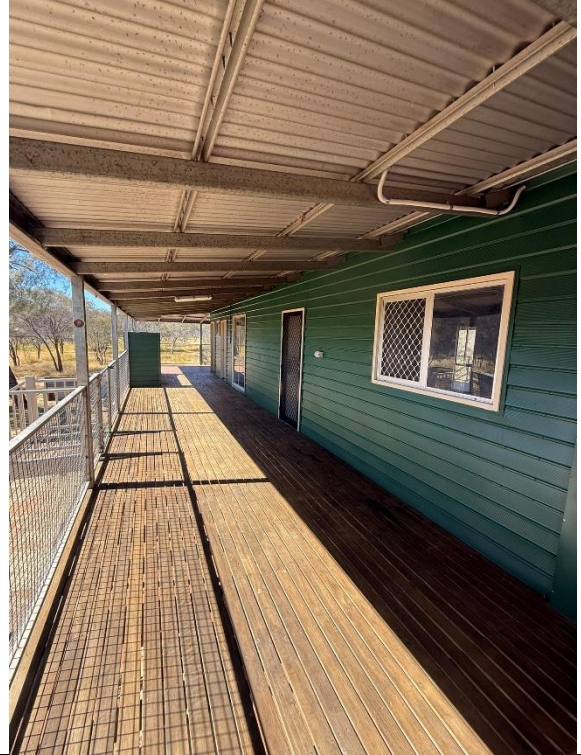


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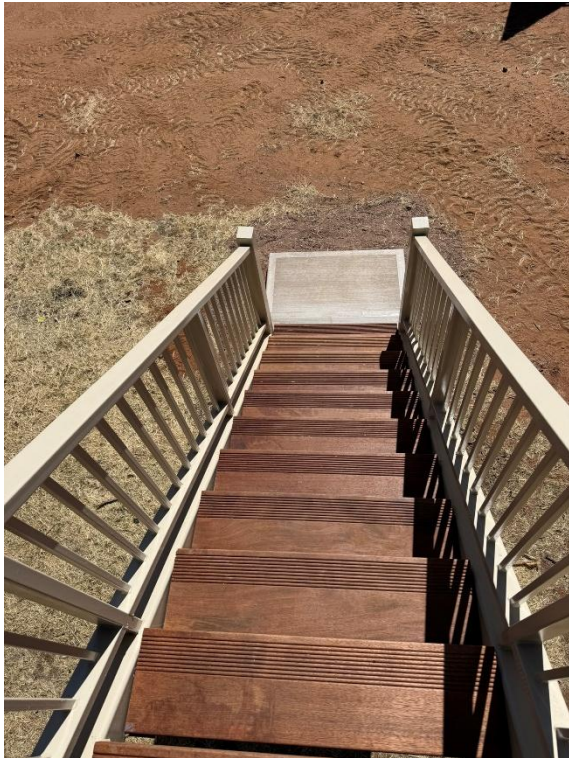
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After:

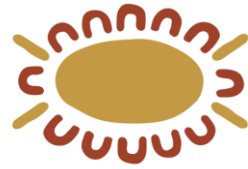


Step Tread Replacement:



Concrete Landing:





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Before:



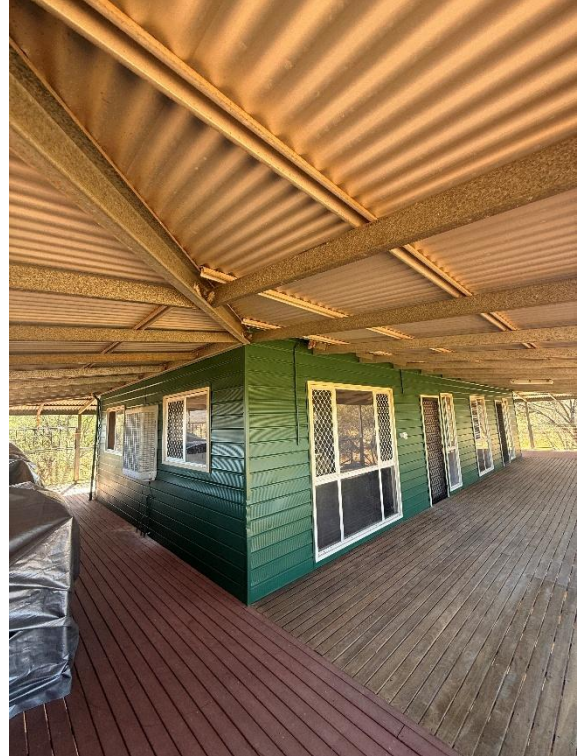
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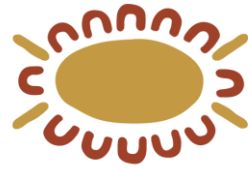


Before:



After:





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Veranda Extension:



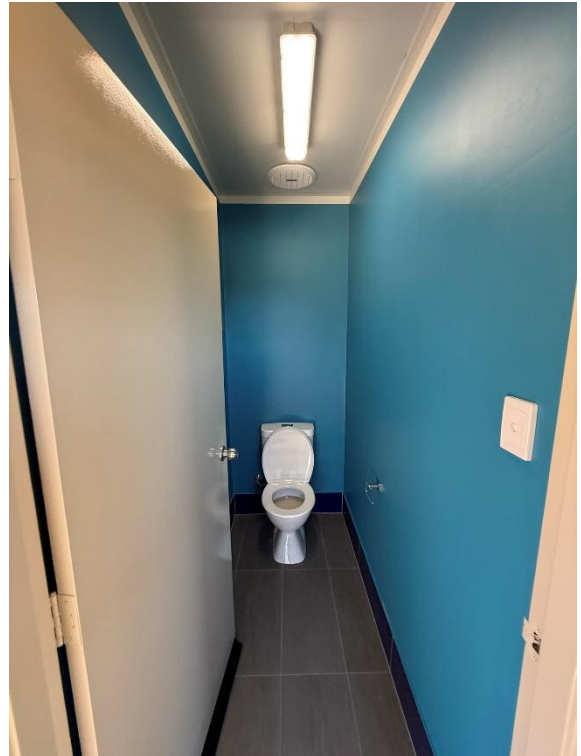
Veranda Extension:



Before:



After:



Before:



After:



Before:



After:



Before:



After:



Before:



After:



Before:



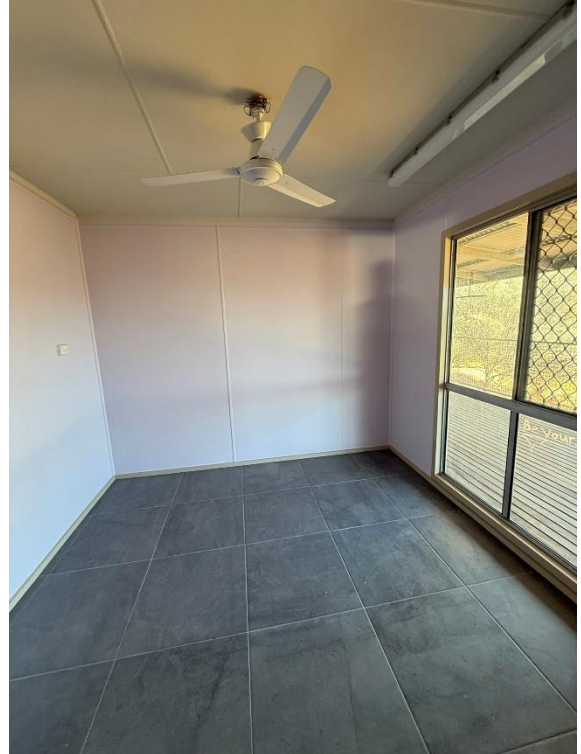
After:



Before:



After:



Before:



After:

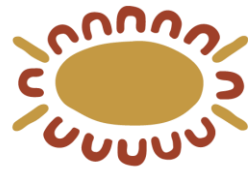


After:



After:





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Solar System:



Solar System:



Solar System:



Solar System:



Attachments

Electrical Certificate of Compliance

Gas Certificate of Compliance

Waterproofing Certificate