

Completion Report

Project Name:	Turners Camp & Snake Well HHIP
Property Address:	House 7, Snake Well



Table of Contents

Project Summary.....	3
Visual Progress.....	6
Attachments.....	10

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 7
Contract No.	HHIPC00007
Completion date	8/4/26

Ingkerreke Services Aboriginal Corporation (ISAC) undertook housing upgrades at House 7 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 10/11/25, and was completed by the 8/4/26, spanning a total of almost 20 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 7 Snake Well under the Capital Grant Funding Agreement (HHIPC00007). The completed works include:

Scope of Works:

Additions:

- Install enclosed veranda: Bondor panel to 1200mm and Crimsafe security screen above (approx. 32L/M). With 2x Crimsafe access doors, insulated and lined ceiling, and 2x fans and LED Batten lights.

Internal Works:

- Paint internally and external steel work – **Scope changed to paint externally instead**
- Install overhead cupboards to kitchen
- Service windows where required
- Heavy duty clean kitchen, bathroom and tiles.
- Conduct carpentry R&M works throughout
- Seal wall ceiling junctions
- Install 50 x 50 stainless angle to hearth to prevent any further tile cracking

External Works:

- Yard Clean
- Install cloths line
- Install flashing where required
- Pressure wash face brick externally

Plumbing Works:

Service 300l Solar HWS

Plumbing refresh throughout

Assess and rectify water pressure issue

Replace gatic lid to septic

Assess/replace drinking water pump

Install gas changer bracket and supply gas COC

Electrical Works:

Solar system

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

Refresh electrical throughout

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

Install 1x 4kw RF Connected (to solar inverter) Split System to lounge room. **-Descoped: due to relatively new split being in place**

Visual Progress

Before:



After:



Before:



After:



After:



After:



Before:



After:



Before:



After:



After:



After:



Before:



After:



Before:



After:



Attachments

Gas Certificate of Compliance