



COMPLETION REPORT

NGAT 003

YILLI RREUNG HOUSING ABORIGINAL CORPORATION
ICN: 4241 | ABN: 48 983 249 337


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Summary



The house is a 4-bedroom 1 bathroom house which has now been transformed into a house with an extended outdoor living area. The house has also received plumbing and electrical upgrades including new electrical fittings, lights and fans. New tiles in newly painted bedrooms and living area. New screen doors to the main living area are enclosed with new screens that are also fitted to the front and rear entrances, the existing bedroom doors and new entrance sets fitted to all bedrooms.

New stainless wardrobes have been fitted to each bedroom with new screens and louvre galleries fitted throughout the entire house. A new deck was constructed on the front of the existing deck giving extra outdoor deck space 6.5m x 9m. Externally the screens on all windows were replaced. A new set of stairs and handrails to the front and existing deck. New roof rafters and a new roof with existing hot water service being used but all piping upgraded to meet requirements and the rear veranda roof was raised to look even with the rest of the house



Some of the major works performed included:

- Construction of the new verandah over the new deck
- New screens fitted to the living area side of the house to enclose it
- All new bathroom fixtures and plumbing
- New deck sectioned constructed
- New louvre galleries fitted throughout
- New verandah rafters fitted above bathroom ceiling
- New doors and entrance sets throughout entire house
- Switchboard upgrade and new electrical fittings

Suppliers and Subcontractors engaged in the refurbishment of the project:

- ASC Compliance
- Full On Plumbing
- S&L Painting Services
- DICE Electrical
- M&D Roofing and Construction
- Dekmar Design and Construction
- Steeline GRP
- Rhino Industrial
- Trade Building Supplies
- NTF
- Palmerston Paint Supplies
- Apex Steel
- Hireworks
- Top End Steel
- Totalweld
- Bunnings

Kitchen Before

The old kitchen area before the installation of the new kitchen and kitchen wall



Kitchen After
Installation of the new kitchen



New wall panel for the kitchen and concrete slab installed with the roof line at the rear now level with the rest of the house



Bedrooms Before

The old bedrooms before repainting, tiles and new electrical fittings that were dull and uninviting



Bedrooms After



Living Area Before



You can also see in the above picture the living area flooring and before the rear screens and doors are fitted

Living Areas After

New living area with screens



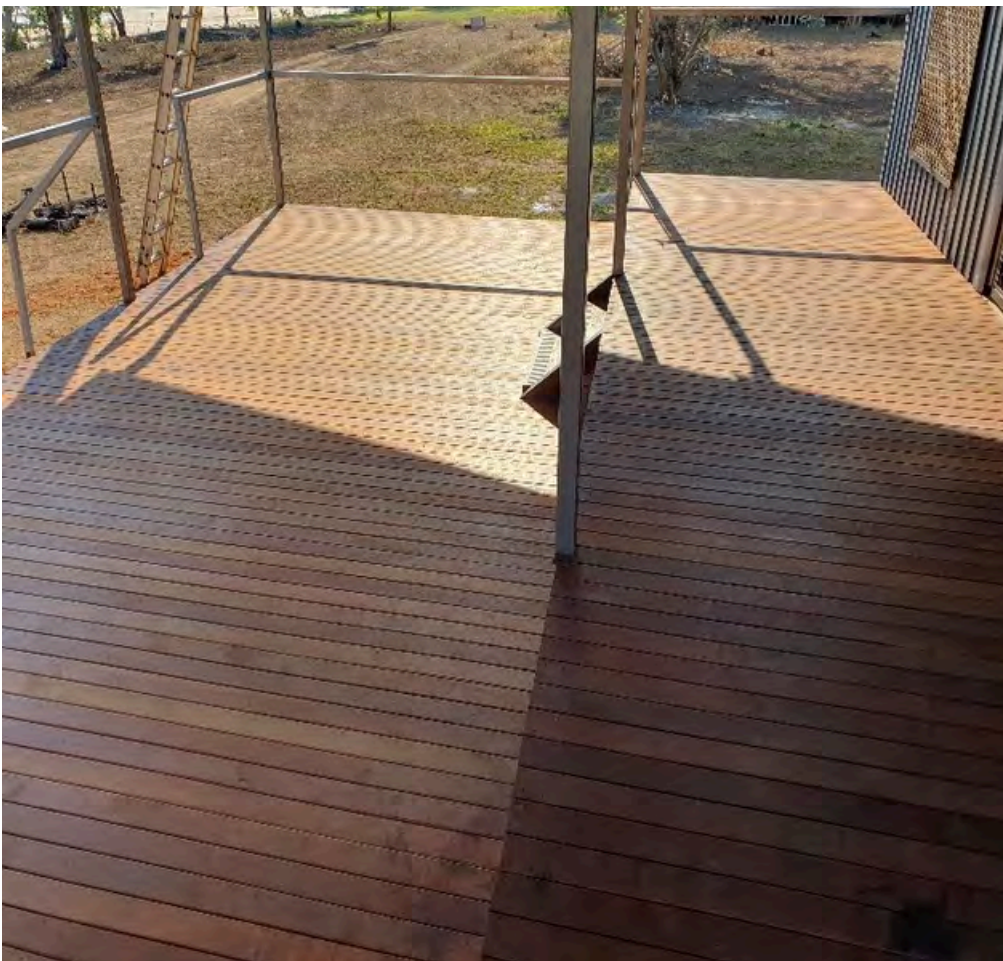
All steel is painted in rust conversion and rust preventative paint to prevent further corrosion and the deck was constructed out of termite treated LVL timber. The new screen door gives a new security level to the house with a new wall panel for the kitchen

Deck

The below picture shows the old deck removed and the empty space before the new deck installation. The removal and replacement of the existing window louvre channels was necessary because of rust and proximity to the ocean



Before



After

Deck & Verandah Before

New deck and verandah extension under construction



Verandah After

New light fittings on the verandah



Roof Before

As you can see in these pictures the extent of the corrosion in the roof rafters. These were replaced and a new roof structure erected



Roof After

The roof was replaced with new colorbond sheets



Rear verandah roof raised for better alignment





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