

# Completion Report

## Homelands Housing and Infrastructure Program

**NOW**  
**BuildNT**

\*HHIP – Wild Plum\*

\*Housing Upgrades\*

\*House No 2\*



## Contents

Project Summary .....	3
Scope of Works Overview .....	4
Visual Progress.....	4
Approved Variations.....	20
Attachments .....	21
Final Review and Acceptance.....	31

<b>Service Provider</b>	Thangkenhareng Aboriginal Corporation	<b>ABN</b>	86 778 154 824
<b>Contact Details</b>	LeRoy Hocking CEO 08 8956 9838 thangkenhareng@hotmail.com	<b>Contractor Accreditation Limited (CAL) Registration Number:</b>	
<b>Project Name</b>	HHIP	<b>Contract No.</b>	
<b>Homeland</b>	<b>Wild Plum</b>	<b>Community ID</b>	823
<b>Project Type</b>	<b>Housing upgrades</b>	<b>House #</b>	<b>2</b>
<b>Commencement Date</b>	<b>19th January 2026</b>	<b>Completion Date</b>	<b>10th April 2026</b>

## Project Summary

*Include a brief summary of the deliverables on the project. Also include a photo of handover back to residents on completion of the project, if applicable.*

Now Build NT, as engaged by Thangkenhareng Resource Centre, have completed the housing upgrade works to House #2 at Wild Plum.

All works have been completed in accordance with the scope.

The works commenced on January 19, 2026 and were completed on 10 April, 2026.

Now Build NT achieved an indigenous employment rate of 40%.

## Scope of Works Overview

<b>Homeland:</b>	Wild Plum
<b>House/Asset No:</b>	#2
<b>Scoping Date:</b>	August 2025
<b>Scoped By:</b>	Gene Gilby/Tom McCarthy

GENERAL EXTERNAL WORKS				
20	<b>Clothesline</b>	Install new		1
23	<b>External tap</b>	relocate / supply new with 600mm splash		1
24	<b>Yard clean</b>	Remove and dispose approx. 3m2 waste to local rubbish dump		1
25	<b>Rear verandah enclose</b>	Enclose rear verandah with mesh 50x 50 painted black include 1 PA door(Judy Barker door) 920 with entrance lock keyed alike . 8lm		8
	<b>External lights</b>	Replace 600 WP Batten x 2		2
	<b>rear verandah enclose/block</b>	End wall next to wet area entrance (southern) frame and install 50 x 50 mesh and paint		1
	<b>Rain tank/new</b>	Repair front gutter/clean supply install rain tank with first flush (bunnings cylinder type 3000ltr) on front verandah and secure in place		1
	<b>verandah post</b>	remove replace damaged post		1
General Internal Works				
26	<b>Internal Painting Throughout</b>	All Interior door, window and RAC frames	Self-Destruct - Semi Gloss Enamel	1
27		Ceilings	White Delight D12w	1
28		Walls	Hogs Bristle - Satin	1
29	<b>Full external repaint</b> - Clean and paint all previously painted walls, ceilings, trims, posts, doors, windows frames & architraves. Prepare and patch any cracks / holes throughout internal building before paint			1
30	<b>Heavy Duty Clean / Paint Preparation</b>	Provide industrial heavy clean to all internal surfaces including acid wash to toilet bowl, bath and all tiled surfaces.		1
31	<b>Pest Control</b>	Provide pest control treatment to entire house. 2 x treatments, provide pest control certificates at handover		1
32	<b>Smoke Detectors</b>	Remove existing smoke detectors and supply new 10 year lithium battery smoke detectors in compliance with NCC & AS3786		3
33	<b>Solar Hot Water Booster Switch</b>	supply and install 1 x SHW Booster switch to internal of dwelling		1
34	<b>Floor Tiles</b>	Tile with new ceramic 300mm x 300mm tile throughout house including 300mm x 150mm skirting tile. Wet areas to include bathroom, toilet & laundry - Tile with new ceramic 200mm x 200mm tile including 200mm x 200mm skirting tile, include floor preparation & remove existing floor tiles. Must include waterproofing to all wet areas as-per Australian Standards. Provide waterproofing certificate at handover. 80m2		80

35	<b>Final Trade Clean</b>	Ensure all surfaces are clean and all building rubbish is removed		1
	<b>Solar Service</b>	Service Solar Hot Water Unit - Refer general notes page for service details litre 180		1
<b>Living / Dining Rooms</b>				
				Amount
	<b>Item</b>		<b>General Notes</b>	
57	<b>Windows Replace</b>	Replace	Remove supply new with half security screen /combination	1
58	<b>Windows Service</b>	Service	Service complete . Refer general notes page for service details	3
63	<b>Curtain Rod Brackets</b>	Replace	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	4
<b>Kitchen</b>				
				Amount
	<b>Item</b>		<b>General Notes</b>	
66	<b>Door 1 Internal</b>	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, complete ,(Ensure that door tops & bottoms are painted)	1
66	<b>Door2 External</b>	Replace 820 920	Remove & dispose of existing & supply & fit new solid core door, complete ,(Ensure that door tops & bottoms are painted)	1
67	<b>Lock Sets</b>	Replace	Supply install new kk series keyed alike	2
68	<b>Vandal Plates</b>	Replace	Supply install new steel door vandal plate	2
69	<b>Hinges</b>	Replace	Supply new 3rd hinge 100mm	1
72	<b>Door Stop</b>	Replace	Supply & install new rubber door stop to floor.	2
73	<b>Door Striker</b>	Replace	Supply & install new striker plate.	2
78	<b>Light Fittings x2</b>	Replace	Supply and Install LED WP Batten light, including removal & disposal of existing light fitting X 2	2
79	<b>Light Switches x 3</b>	Replace	Replace gang light switch	3
80	<b>Power Points</b>	Single / Double / WP	Remove & dispose of existing combination double switched socket outlet.	3
81	<b>Ceiling Fans</b>	new/Fan Master	Supply install new fan master wall fan near existing GPO	1
87	<b>Windows Service</b>		Ease & Adjust & lubricate sliding window rollers.	1
92	<b>Pantry</b>	light/switch	supply install new light/switch	1
93	<b>Kitchen cupboards</b>	Existing	reuse existing remove, clean prep and paint	1
107	<b>Kitchen cupboards</b>	Stainless	clean reuse add 1 x 1000m bench SS/next to pantry entrance LHS	1
102	<b>Drawer Unit</b>	Replace/Stainless	Replace drawer unit to kitchen cupboards, & install new 1 x drawer unit,	1
103	<b>Stove Westinghouse Gas</b>	Replace	Disconnect, remove & dispose of existing stove & install new stove as per manufacture's recommendation and AS Standards. Inclusive of any additional materials and labour to ensure that stove can be moved for cleaning purposes. Provide DHsg with warranty documentation. Gas to include COC	1
107	<b>Wall Tiles - Floor Level to 600mm above hotplate &amp; 200mm past Stove edge</b>	Replace /New/Stainless	Tile from floor level to above stove. Stainless steel sheet	1
108	<b>Sink</b>	seal	Remove/Reuse new pvc waste trap	1
109	<b>Flick mixer</b>	Replace /New/service	Remove replace with new flick mixer	1

111	Minicocks	New	Supply and fit new minicocks x 2 hot and cold	1
112	Splashback Tiles/stainless	Replace /New	Remove replace with new 200 x 200 include grout and silicone seal	1
113	SS shelves	New	supply install two new SS 1m shelves	2
<b>Bedroom #1 /north</b>				
	<b>Item</b>		<b>General Notes</b>	
138	Door/door frame	Replace /new 820 920	Install all new door frame to existing internal wall for internal access only/make good frame as required stud wall?	1
139	Lock Sets	Privacy	supply install new kk series	1
144	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
147	Ceiling/cornice	Panel Rib	supply install new cornice to missing section approx 4lm	1
148	Walls linings	new	install new wall linings to existing wall include sheeting existing external door way/both sides approx 16 m2 inc inso pink batts	1
151	Light Fittings X 1	Replace /new	Supply and Install LED WP batten light, including removal & disposal of existing light fitting	1
152	Light Switches	Service/replace	Replace 1 gang light switch	1
153	Power Points X 1	Double	Remove & dispose of existing combination double switched socket outlet. X	1
154	Ceiling Fans	new	supply install new fan master wall fan near existing GPO possibly run new gpo to service fan TBC??	1
159	Windows Service	Service /Rollers	Ease & Adjust & lubricate sliding window rollers.	1
163	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	2
165	Built-in Cupboards	new/stainless	supply install new 900mm stainless	1
<b>Bedroom #2 / southern</b>				
				<b>Amount</b>
	<b>Item</b>		<b>General Notes</b>	
167	Door/frame new	New 820	Cut new door opening install new frame and door complete/remove existing shelves block wall	1
168	Lock Sets	Privacy	supply install new kk series	1
173	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
177	Wall/existing door frame	Patch/make good	patch /sheet existing door opening both sides seal	1
180	Light Fittings 1	replace	Supply and Install LED WP stainless light, including removal & disposal of existing light fitting	1
181	Light Switches	Replace /new	Replace 1 gang light switch	1
182	Power Points	Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	1
183	Ceiling Fans	new/fan master	supply install new fan master wall fan	1
187	Windows Replace	Replace /new	Remove supply new with half security screen	1
192	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings.	1
194	Built-in Cupboards	Ease adjust/new	Supply install 900mm stainless	1

Bedroom #3 western				
				Amount
	Item		General Notes	
196	Doors	Replace 820 920	Replace complete seal top and bottom edges	1
197	Lock Sets	Privacy	supply install new kk series	1
199	Hinges	Replace /new	Supply install new 3rd hinge 100mm	1
202	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	1
203	Door Striker	Replace /new	Supply & install new striker plate.	1
209	Light Fittings X 1	Replace /new	Supply and Install LED WP batten light, including removal & disposal of existing light fitting X 1	1
210	Light Switches	Replace /new	Replace 1 gang light switch	1
211	Power Points	clean /Double	Remove & dispose of existing combination double switched socket outlet. Supply & install new combination double switched socket outlet.	1
212	Ceiling Fan	new/Fan master	supply install fan master wall fan	1
216	Windows Replace/combo	Replace /new	Remove supply new with half security screen	1
221	Curtain Rod Brackets	Replace /new	Remove & dispose of existing curtain rod brackets & supply & install new curtain rod brackets & fixings. Includes patch & repair damaged surfaces (not include painting of patched surface).	2
222	Built-in Cupboards	New	Supply install new 900mm stainless	1
Bathroom /laundry/WC				
				Amount
	Item		General Notes	
254	Doors x 3	Replace x2 720	Replace complete seal top and bottom edges	3
255	Lock Sets	Privacy	supply install new kk series	3
260	Door Stop	Replace /new	Supply & install new rubber door stop to floor.	3
261	Door Striker	Replace /new	Supply & install new striker plate.	3
263	Ceiling/new	Panel Rib	supply install 10 m2 ceiling including new battens and insulation/cornice . Ensure is sealed (height no issue)	10
265	door frames	cut/patch	cut bottom door frames x 3 patch as required	3
266	Floor Coverings new	Tiles	Remove replace complete include water proof 10 m2 floor top and falls as required Inc demo, topping floor screed and WP	10
267	Floor Grate	Replace /new	Replace with new mm chrome	2
268	Light Fittings WP	Replace /new	supply install 600 LED batten	3
269	Light Switches	Replace /new	Remove exiting supply install new single gang	3
270	Power Points	W/P Double	Remove & dispose of existing Supply & install new combination double switched socket outlet.	1
272	Windows Service	service only	Ease & Adjust & lubricate sliding window rollers.	3
277	Wall Ceramic Tiles	Replace /new	Remove exiting replace all new 10 m2 include new laundry wall tiles	10
279	Shower Curtain Rail	Replace /new	Remove replace all new including brace with back blocking	1
280	Shower Soap Dish	Replace /new	Remove and replace with ss style 200x100mm	1
281	Shower Rose	Replace	Remove replace with new include flange/ move higher re-route water supply come through ceiling as very low ceiling height, patch wall for tiling	1

282	<b>Shower Tapware</b>	Replace /Service	Service complete seal behind flanges	1
286	<b>Mirror</b>	Replace /new	Remove replace to match exiting size approx. .5 M2	1
288	<b>Coat Hooks</b>	1, 2, 3,	Install new x 3 coat hooks	1
289	<b>Towel Rail 900 mm 32mm SS</b>	Resecure/Replace	Remove & dispose of existing towel rail & supply & install chrome plated towel rail.	1
290	<b>laundry sink</b>	Replace /new/relocate	Remove supply fit new ready for tiling more plumbing to suit new location	1
291	<b>shelves</b>	new	supply install new x 3 600mm SS shelves Wc /shower/Laundry	3
292	<b>ceiling vent</b>	new	install small vent above shower in ceiling	1
	<b>NOTE #</b>	Tiles	Tile back wall in laundry up to 1m high/ more relocate fixture as required	1
	<b>TR holder</b>	replace	supply install new TR holder	1
	<b>Toilet suite</b>	Replace	Replace complete include minicock, Easy hooker	1

Visual Progress

Include before and after images of all areas that received upgrades. Delete/add areas as needed.

BEFORE	AFTER
Front Exterior	
	

**Left-Side Exterior**



**Right-Side Exterior**



Back Exterior



Living Room



Kitchen





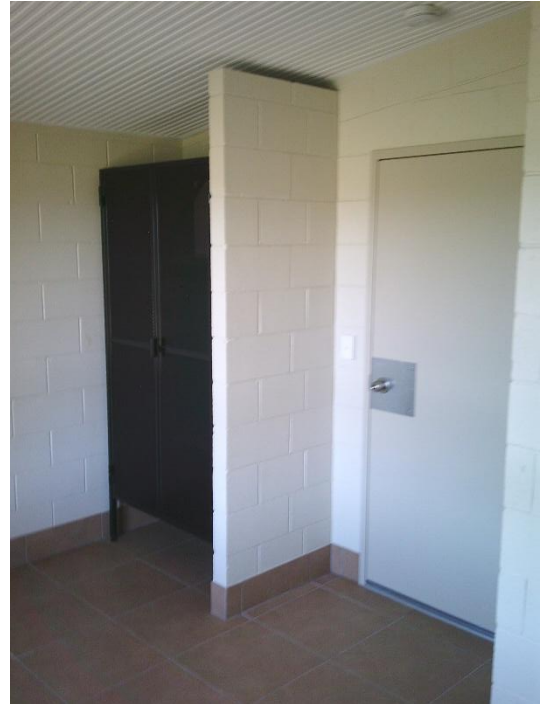
Bedroom 1

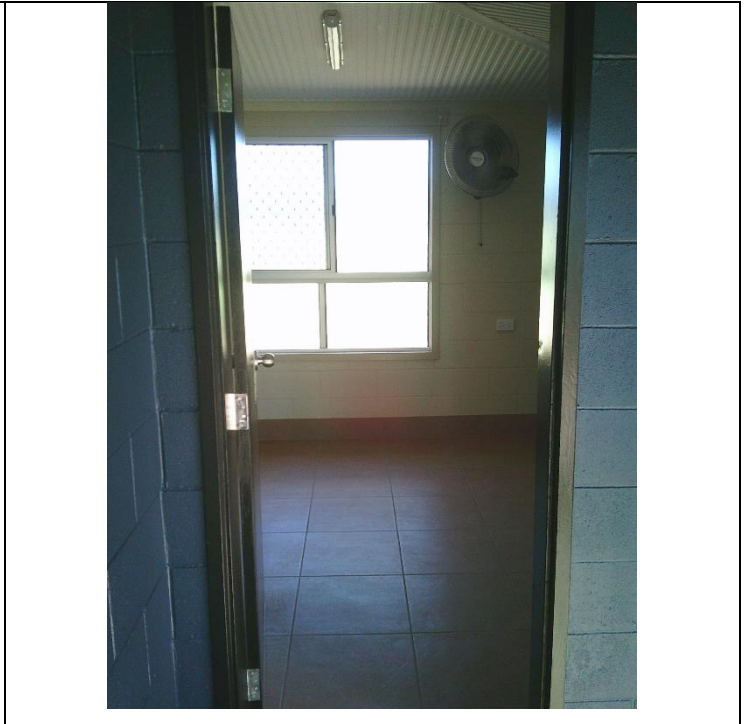
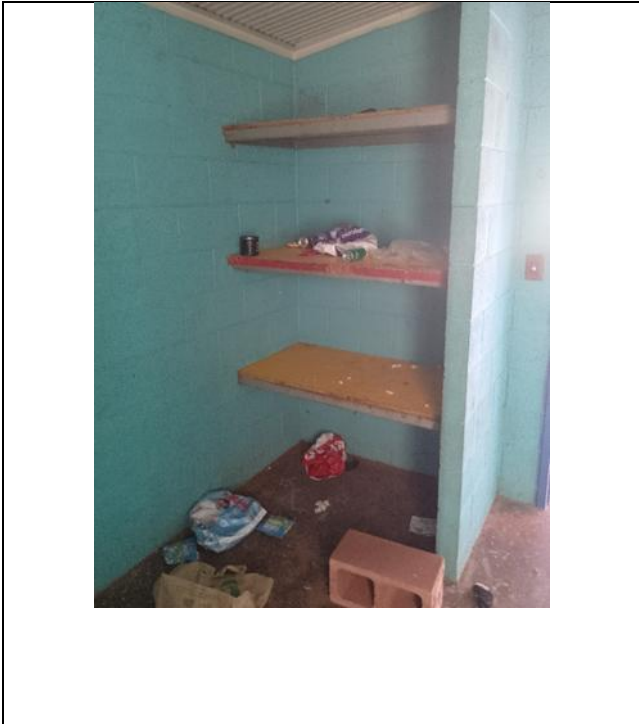


Bedroom 2

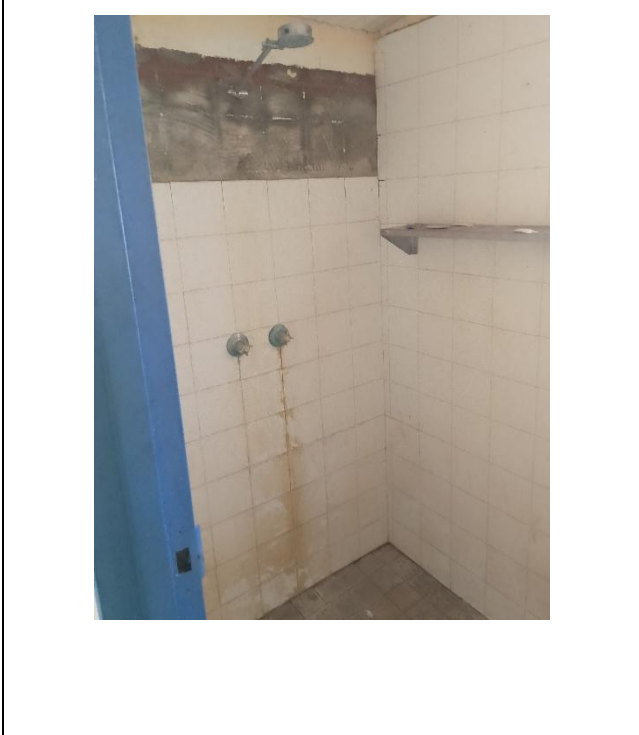


Bedroom 3





**Bathroom**





**Toilet**



Laundry



External works



## Approved Variations

### Plumber

- locate water inlet for house, re-run copper and install isolation valve to side of bathroom out house. digger on-site
- run new gas line from external NW wall, through ceiling down new nib wall to new cooker location.
- install gas reg so gas line can be compliance.

Materials : \$875.00

Labour : 6 hrs x \$150 p/hr = \$900.00

Digger : \$350.00 = \$2125.00 + GST

---

### Electrical

- Install 1 x 600mm LED battern light in pantry
  - Install 1 x 600mm LED battern light in Living
- 

### Electrical

- run new feed from existing window RAC GPOs up to accomadate new wall hung fan master fans x 3 locations.
  - Replace 3 x RAC window GPOs with new
  
  - 6 x double GPOs installed
- 

### Internal

- construct nib wall for new oven location. Steel stud frame and 9mm cement sheet cladding, cornice to match.
  
- supply and install new pantry door inc all hardware, passage lock , plate and door stop, not included on scope.

No charge as deducted from scoped items 138 and 148, new doorway in stud wall and wall linings. Not able to complete as tenants had removed wall prior to starting work.

---

### External

- Supply and install 1 x 8.5 kg gas bottle and holder
- 

### External

- patch 2 x dutch gable roof openings approx 300 x 400mm
-