

# Completion Report

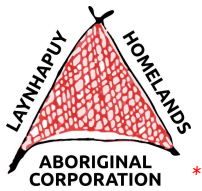
## Homelands Housing and Infrastructure Program



### HHIPN0003 - Gangan Housing Upgrades

#### House No 6

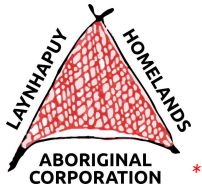




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<b>Service Provider</b>	Laynhapuy Homelands Aboriginal Corporation	<b>ABN</b>	86 695 642 473
<b>Contact Details</b>	Mitch Virgin – Operations Manager	<b>Contractor Accreditation Limited (CAL) Registration Number:</b>	14799
<b>Project Name</b>	HHIPN00003	<b>Contract No.</b>	HHIPN00003
<b>Homeland</b>	Gangan	<b>Community ID</b>	498
<b>Project Type</b>	Housing upgrades	<b>House #</b>	6
<b>Commencement Date</b>	12.06.2025	<b>Completion Date</b>	March 2026



## Project Summary

Refurbishment works at House 6, Gangan were undertaken as part of the broader housing upgrade program to improve safety, functionality, and living standards.

The scope of works included:

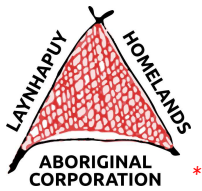
- Full internal repaint and minor wall repairs;
- Replacement of damaged doors, windows, and security screens;
- Electrical and plumbing upgrades to meet current standards;
- Refurbishment of kitchen and bathroom fixtures, including new fittings and joinery;
- Roof repairs and gutter replacement to address water ingress;
- External works including repainting, minor structural repairs; and
- General clean-up and reinstatement of site area following works.

All works were completed in accordance with the approved scope, meeting quality, safety, and compliance requirements. The dwelling has been inspected and deemed fit for occupation.

## Scope of Works

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HANDOVER FORM: Gan Gan House 6	Complete	Defect	Comment
<b>Scope of Works</b>			
Site Establishment			
Works associated with preparing existing building for works.			
<b>EXTERNAL HOUSE WORKS</b>			
All houses (in painting scope of works): Power tool clean and apply two coats of paint	✓		
All houses (in painting scope of works): Power tool clean and apply two coats of paint	✓		
Allow for power tool clean and apply two coats of epoxy mastic to moderately corroded stub columns (in painting scope of works).	✓		
<b>FRONT ELEVATION (NORTH)</b>			
ENTRY DOOR - New solid core door panel and entrance set hardware.	✓		
WALLS - Replace shade cloth with stainless steel mesh security screen.	✓		
Allow 3m2 of screening.	✓		
AC SHELF - Allowance to provide 1no new metal framed box RAC shelf. Allow for flashings.	✓		
ELECTRICAL - Provide new LED flood light and new light switch located in the kitchen.	✓		
<b>REAR ELEVATION (SOUTH)</b>			
WALLS Replace full elevation rear wall metal sheet cladding.	✓		
Provision allowance for replacement of internal stud framing.	✓		
WINDOWS Allowance to replace 3no. double louvre bay windows.	✓		
AC SHELF Allowance to provide 3no new metal frames box RAC shelves (1 per room). Allow for flashings.	✓		
SOFFIT Vermin mesh (6 x 6 mm opening) between top of rear wall and roof.	✓		
ELECTRICAL Provide new LED flood light and new light switch located in the kitchen.	✓		
<b>WEST ELEVATION</b>			
ENTRY DOOR Replace solid core door panel and entrance set hardware.	✓		
WINDOW Replace louvre blades and gallery clips. Allowance of insect screen and	✓		
diamond grille security screen.	✓		
ELECTRICAL Provide new LED flood light and new light switch located in the kitchen.	✓		
<b>INTERNAL WORKS</b>			
INTERNAL DEMOLITION Remove existing kitchen. Retain existing internal shelving, provide new paint finish.	✓		



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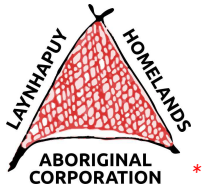
<b>INTERNAL GENERAL</b>			
GENERAL Clean all internal surfaces removing dirt and cobwebs	✓		
PAINTING Paint walls, ceiling, stairs, internal beams, door panels and frames and compressed fibre cement floor.	✓		
<b>BED 1 (WEST), BED 2 (MIDDLE ROOM), BED 3 (EAST)</b>			
DOORS New entrance set hardware.	✓		
WALLS Provide new linings to rear wall.	✓		
Allow provisional allowance for patch work repairs to remaining walls.	✓		
WINDOWS TO HALLWAY Allow to regauze mesh insect screen to internal louvre windows (3no windows).	✓		
<b>ELECTRICAL</b> Lights 2no. new LED oyster lights and new light switch✓ Fans 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch.✓ GPOs 2no. Double 10A general purpose outlet, mount 300 AFL 1no. Single 10A general purpose outlet for RAC, mount 1400 AFL. RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit.✓ TV Antenna Outlet Provide television antenna outlet, connect to vast satellite dish. Confirm location of TV outlet with residents on site. In 1 bedroom only.✓	✓		
<b>HALLWAY DECK</b>			
FLOOR Provisional allowance for patch repair to hallway floor. Allow for 2no.sheets.	✓		
<b>ELECTRICAL</b> Lights 3no. new LED oyster lights and new two-way light switch, switched in kitchen and central hallway.✓ GPOs 1no. double waterproof 10A general purpose outlet, mount 300 AFL✓ Smoke Alarm New smoke alarm to comply with AS3786:2014✓	✓		

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<b>LOWER ROOM</b>			
DOOR New entrance set hardware.	✓		
<b>ELECTRICAL</b>			
<b>Lights</b>			
2no. new oyster lights and new light switch✓			
<b>Fans</b>			
1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. ✓	✓		
<b>GPOs</b>			
1no. double waterproof 10A general purpose outlet, mount 300 AFL✓			
1no. single 10A general purpose outlet for RAC, mount 1400 AFL. RAC to run on dedicated circuit. Where there is an existing condenser unit in lieu of RAC, provide new isolator switch and circuit.✓			
<b>KITCHEN/ LIVING</b>			
<b>JOINERY</b> Kitchen joinery will be supplied and installed by Laynhapuy.			NA
Hot water connection and tap connection to kitchen, by plumber.	✓		
<b>ELECTRICAL</b>			
<b>Lights</b>			
2no. LED 1200mm batten lights, new light switch✓			
<b>Fans</b>			
1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. Where 2100mm clear below ceiling fan cannot be achieved, provide wall fan in corner of room.✓	✓		
<b>GPOs</b>			
2no. double waterproof 10A general purpose outlet, mount 1100 AFL. Provide separate circuit for kitchen GPOs.✓			
1no. double waterproof 10A general purpose outlet, mount 1400 AFL✓			
<b>Smoke Alarm</b>			
New smoke alarm to comply with AS3786:2014. Smoke alarm to be located outside of door of lower room.✓			
<b>EXISTING BATHROOM/ LAUNDRY</b>	✓		
<b>ROOF</b> Replace roof sheet.	✓		
<b>WALLS</b>			
Replace metal wall sheeting around WC/ shower room. Allowance to replace wall framing.	✓		
<b>FLOOR</b> Top existing slab, provide falls to shower. Epoxy paint finish	✓		
<b>DOOR</b> Replace door to bathroom with solid core door, paint finish with privacy set hardware.	✓		
<b>FIXTURES</b> Replace toilet	✓		
Replace toilet roll holder	✓		
Replace shower rose and taps	✓		

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Provide new stainless-steel mirror	✓		
Replace/ provide new stainless steel handbasin	✓		
Replace towel hooks (3no.)	✓		
Replace laundry tap and washing machine stops	✓		
<b>ELECTRICAL</b>			
<b>Lights</b>			
1no. LED 600mm batten light in existing laundry with new light switch✓			
1no. LED 600mm batten light in existing WC with new light switch	✓		
Provide new LED flood light and new light switch located in the WC.✓			
<b>GPOs</b>			
1no. double 10A general purpose outlet, mount 1100 AFL✓			
Refer typical electrical drawing.	✓		CONFIRMED VIA COC
Confirm number of fittings on site prior to ordering.	✓		CONFIRMED VIA COC
All houses: Connect solar hot water units to an electric booster switch.	✓		CONFIRMED VIA COC
New cabling and wiring to AS3000 and AS3008.	✓		CONFIRMED VIA COC
Supply and install new D10 Distribution Boards	✓		CONFIRMED VIA COC
Inspect and replace earthing system to AS3000	✓		CONFIRMED VIA COC
Replace all DGPO socket outlets and light switches as documented	✓		CONFIRMED VIA COC
Replace all oyster lights, batten lights and fans as documented, confirm	✓		CONFIRMED VIA COC
number on site prior to ordering	✓		CONFIRMED VIA COC
New photoelectric smoke alarms	✓		CONFIRMED VIA COC
Provide electrical to existing hot water unit for booster.	✓		CONFIRMED VIA COC
<b>PLUMBING</b>			
<b>SOLAR HOT WATERUNIT</b> New 300L HWU mounted on existing house roof connected to existing amenities block (shower, handbasin and laundry tub) and kitchen sink.	✓		
Solar hot water unit to have an electric booster.			
Provide a tempering valve to solar hot water units.			
<b>GENERAL</b> Kitchen allowance to relocate kitchen tap supply and waste to western wall.	✓		
Allowance to provide hot and cold-water supply to kitchen sink.			
New heavy-duty boxes and lids to isolation valves at all houses.			
<b>ABLUTIONS BLOCK</b>			
Replace toilet	✓		
Replace shower rose and mixer taps	✓		
Replace/ provide new stainless steel handbasin	✓		
Replace laundry tap and washing machine stops	✓		
Connect hot water supply to hand basin, shower and laundry tub.	✓		



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DHLGCD Member Name:		Wayne Bennett
DHLGCD Member Position:		Project Officer
DHLGCD Member Signature:		Date: 15/4/26
Contractor Name:		Dai Smith
Contractor Position:		Ops manager
Contractor Signature:		Date: 15/4/26

## Visual Progress

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

BEFORE	AFTER
<b>Front Exterior</b>	
	
<b>Right-Side Exterior</b>	
	

**Back Exterior**



**Living Room**

No prior photos on record



**Kitchen**



**Bedroom 1**

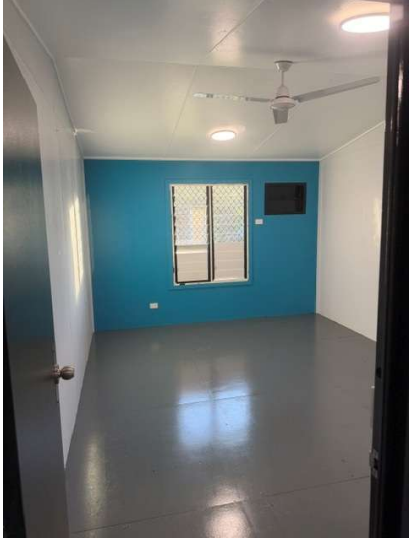

No prior photos on record

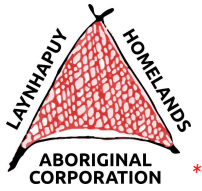


**Bedroom 2**

No prior photos on record



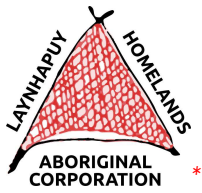
Bedroom 3	
<p>No prior photos on record</p>	
Bathroom	
<p>No prior photos on record</p>	
Toilet	
<p>No prior photos on record</p>	



## Approved Variations

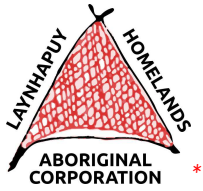
*Insert all variations requests that were approved during the lifetime of the project (screenshots/photos).*

Variation Register										
HHIP Gangan (All Time Building Pty Ltd) - Variation Register										
Variation No	Work Package	Description	Category	Status	PMCA Reference	Approval Status	Responsible Party	Date Submitted	Submission Reference	Forecast Value (Excl GST)
V002	All Houses	Stainless Steel Kitchen Benches				Approved	ATB	19/08/2025	via text message	\$ 46,790.40
V009	House 6	Re-roof required				Approved	ATB	28/08/2025	via email	\$ 40,837.89



## Attachments

- Plumbing Certificate of Compliance
- Electrical Certificate of Compliance
- Structural Design Certificate of Compliance
- Structural Construction Certificate of Compliance
- As Constructed Drawings
- Builders Declaration
- Warranties



## Final Review and Acceptance

<b>Company Representative:</b>		<b>Department Representative:</b>	
<b>Name</b>	Mitch Virgin	<b>Name</b>	
<b>Title</b>	Operations Manager	<b>Title</b>	
<b>Signature</b>		<b>Signature</b>	
<b>Date</b>	13.05.2026	<b>Date</b>	
<b>Comments:</b>		<b>Comments:</b>	