

Completion Report

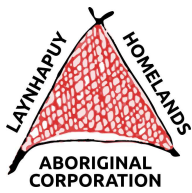
Homelands Housing and Infrastructure Program



HHIPN0003 - Gangan
Housing Upgrades

House No 9

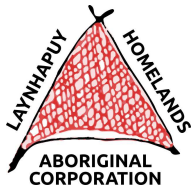




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Service Provider	Laynhapuy Homelands Aboriginal Corporation	ABN	86 695 642 473
Contact Details	Mitch Virgin – Operations Manager	Contractor Accreditation Limited (CAL) Registration Number:	14799
Project Name	HHIPN00003	Contract No.	HHIPN00003
Homeland	Gangan	Community ID	498
Project Type	Housing upgrades	House #	9
Commencement Date	October 2025	Completion Date	March 2026



Project Summary

Refurbishment works at House 9, Gangan were undertaken as part of the broader housing upgrade program to improve safety, functionality, and living standards.

The scope of works included:

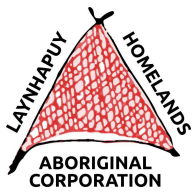
- Full internal repaint and minor wall repairs;
- Replacement of damaged doors, windows, and security screens;
- Electrical and plumbing upgrades to meet current standards;
- Refurbishment of kitchen and bathroom fixtures, including new fittings and joinery;
- Roof repairs and gutter replacement to address 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

HHIPN00003

HANDOVER FORM: Gan Gan House 9	Complete	Defect	Comment
Scope of Works			
Site Establishment			
Works associated with preparing existing building for works.			
EXTERNAL HOUSE WORKS			
Replace all Bearers for House 9	✓		
All houses (in painting scope of works): Power tool clean and apply two coats of epoxy mastic to corroded bearers.	✓		
Replace all Joists in House 9	✓		
All houses (in painting scope of works): Power tool clean and apply two coats of epoxy mastic to corroded joists.	✓		
Allow for power tool clean and apply two coats of epoxy mastic to moderately corroded stub columns (in painting scope of works).	✓		
FRONT ELEVATION (NORTH)			
ENTRY DOOR - New solid core door panel and entrance set hardware.			NA
WALLS - Replace shade cloth with stainless steel mesh security screen.			NA
Allow 3m2 of screening.			NA
AC SHELF - Allowance to provide 1no new metal framed box RAC shelf. Allow for flashings.			NA
ELECTRICAL - Provide new LED flood light and new light switch located in the kitchen.	✓		
REAR ELEVATION (SOUTH)			
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.	✓		
WEST ELEVATION			
ENTRY DOOR Replace solid core door panel and entrance set hardware.			NA
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.	✓		
House 9 – Replace 2 corroded edge battens - Replace roof with Colorbond custom orb roof sheet, to DTC M/193/10-02. Replace cyclonic ba en to DTC 22-2535-01. Provide new air cell insulation.	✓		



House 9 – Gangan

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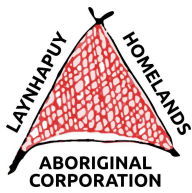
INTERNAL WORKS			
INTERNAL DEMOLITION Remove existing kitchen. Retain existing internal shelving, provide new paint finish.	✓		
INTERNAL GENERAL			
GENERAL Clean all internal surfaces removing dirt and cobwebs	✓		
PAINTING Paint walls, ceiling, stairs, internal beams, door panels and frames and compressed fibre cement floor.	✓		
BED 1 (WEST), BED 2 (MIDDLE ROOM), BED 3 (EAST)			
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).	✓		
ELECTRICAL 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.✓	✓		
HALLWAY DECK			
FLOOR Provisional allowance for patch repair to hallway floor. Allow for 2no.sheets.	✓		
ELECTRICAL 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✓	✓		
LOWER ROOM			
DOOR New entrance set hardware.			NA

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<p>ELECTRICAL Lights 2no. new oyster lights and new light switch Fans 1no. 1400mm diameter ceiling fan to suit raking ceiling as required, new fan switch. GPOs 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.</p>			NA
KITCHEN/ LIVING			
JOINERY Kitchen joinery will be supplied and installed by Laynhapuy.	✓		
Hot water connection and tap connection to kitchen, by plumber.	✓		
<p>ELECTRICAL Lights 2no. LED 1200mm batten lights, new light switch ✓ Fans 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. ✓ GPOs 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 ✓ Smoke Alarm New smoke alarm to comply with AS3786:2014. Smoke alarm to be located outside of door of lower room. NA</p>	✓		
EXISTING BATHROOM/ LAUNDRY			
ROOF Replace roof sheet.	✓		
WALLS Replace metal wall sheeting around WC/ shower room.	✓		
Allowance to replace wall framing.	✓		
FLOOR Top existing slab, provide falls to shower. Epoxy paint finish to	✓		
DOOR Replace door to bathroom with solid core door, paint finish with privacy	✓		
set hardware.	✓		
FIXTURES Replace toilet	✓		
Replace toilet roll holder	✓		
Replace shower rose and taps	✓		
Provide new stainless-steel mirror	✓		
Replace/ provide new stainless steel handbasin	✓		
Replace towel hooks (3no.)	✓		
Replace laundry tap and washing machine stops	✓		

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ELECTRICAL			
Lights 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.✓	✓		
GPOs 1no. double 10A general purpose outlet, mount 1100 AFL✓			
ELECTRICAL			
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 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
PLUMBING			
SOLAR HOT WATERUNIT 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.	✓		
GENERAL 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.	✓		
ABLUTIONS BLOCK			
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.	✓		



House 9 - Gangan



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DHLGCD Member Name:		Wayne Bennett	
DHLGCD Member Position:		[REDACTED]	
DHLGCD Member Signature:	[REDACTED]	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
Front Exterior	
	

Left-Side Exterior



Right-Side Exterior

No prior photos on record





Back Exterior



Kitchen



Bedroom 1	
No prior photos on record	
Bedroom 2	
No prior photos on record	

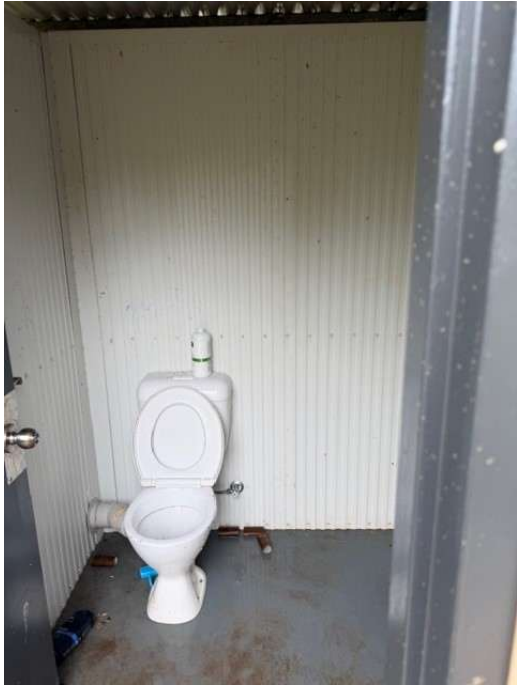
Bedroom 3

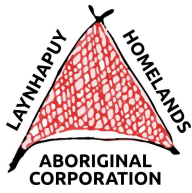
No prior photos on record



Bathroom/Laundry



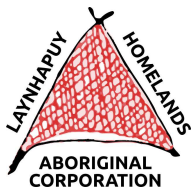
Toilet	
<p>No prior photos on record</p>	



Approved Variations

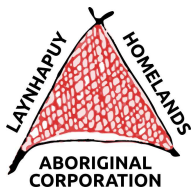
Insert all variations requests that were approved during the lifetime of the project (screenshots/photos).

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
V003	House 9	Strip out external wall linings to front of house. Cut out remove all rusted components. Replace and rebuild with new including 2x main structural posts, insulate and reclad				Approved	ATB	20/08/2025	via email	\$ 63,190.28



Attachments

- Plumbing Certificate of Compliance
- Electrical Certificate of Compliance
- Builders Declaration
- Structural Design Certificate of Compliance
- Structural Construction Certificate of Compliance
- As Constructed Drawings
- Manufacturer's certification- windows / doors / shower screens
- Warranties



Final Review and Acceptance

Company Representative:		Department Representative:	
Name	Mitch Virgin	Name	
Title	Operations Manager	Title	
Signature		Signature	
Date	13/05/2026	Date	
Comments:		Comments:	