

# Completion Report

## Homelands Housing and Infrastructure Program



HHIPN0003 - Gangan  
Housing Upgrades

House No 21

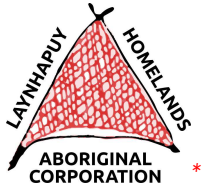




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<b>Service Provider</b>	Laynhapuy Homelands Aboriginal Corporation	<b>ABN</b>	86 695 642 473
<b>Contact Details</b>	Mitch Virgin – Project Consultant	<b>Contractor Accreditation Limited (CAL) Registration Number:</b>	14799
<b>Project Name</b>	HHIPN00003	<b>Contract No.</b>	HHIPN00003
<b>Homeland</b>	Gangan	<b>Community ID</b>	498
<b>Project Type</b>	Housing upgrades	<b>House #</b>	21
<b>Commencement Date</b>	October 2025	<b>Completion Date</b>	March 2026



## Project Summary

Refurbishment works at House 21, 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.

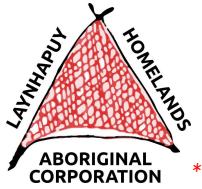
All works were completed in accordance with the approved scope, meeting quality, safety, and compliance requirements. The dwelling has been inspected and deemed fit for occupation.



# Scope of Works

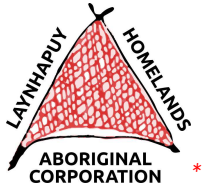
HHIPN00003

HANDOVER FORM: Gan Gan House 21	Complete	Defect	Comment
<b>Scope of Works</b>			
<b>Site Establishment</b>			
<b>EXTERNAL HOUSE WORKS</b>			
Clean all external and internal surfaces of all cobwebs, dust and dirt.		✓	Layna to rectify
Provide 2 no. rodent bait stations			NA
New timber privacy screen to pit toilet. 50 x 35 DAR HWD timber screen, fixed to 75x75 SHS subframe. 5m long, indicative location shown in blue in the aerial image below.	✓		
<b>Pit Toilet</b>			
Pressure clean	✓		
Replace damaged roof sheet	✓		
Provide new solar light	✓		
Provide new toilet roll holder	✓		
<b>SOUTH ELEVATION</b>			
Provide new aluminium window frame and gallery with polycarbonate blades to bedroom. New amplimesh/crimsafe screen to match existing screens.	✓		
<b>WEST ELEVATION</b>			
WINDOW New amplimesh/crimsafe screen to bedroom window.	✓		
ELECTRICAL New flood light at entry	✓		
<b>EASTERN ELEVATION</b>			
WINDOW New amplimesh/crimsafe screen to bedroom window.	✓		
ELECTRICAL New flood light at entry	✓		
<b>INTERNAL WORKS</b>			
<b>INTERNAL GENERAL</b>			
Clean all internal surfaces removing dirt and cobwebs Prepare internal surfaces for new paint finish. See detailed scope outlined in rooms below.		✓	Layna to rectify
Internal bedrooms – Paint walls and doors panels and frames	✓		
Living – Paint walls	✓		
Bathroom & Laundry – Paint walls, ceiling and doors panels and frames	✓		
Kitchen – paint walls	✓		
External – paint all external doors	✓		
<b>BED 1</b>			
FLOOR Clean concrete	✓		



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WALLS New FC wall lining, paint finish to all walls Provide cover to window to internal room.	✓		
CEILING Provide framing support for new ceiling fan	✓		
DOORS New entrance set hardware.	✓		
ELECTRICAL New ceiling fan.	✓		
<b>Bed 2</b>			
WALLS Provide lining over window to veranda room. Paint all walls	✓		
DOORS New door leaf + new entrance set hardware. Paint finish to door	✓		
<b>Bed 3</b>			
WALLS Provide lining over window to veranda room. Paint all walls.	✓		
DOORS New entrance set hardware. Paint finish to door	✓		
WINDOWS Provide new aluminium window frame and gallery with polycarbonate blades to bedroom. New amplimesh/crimsafe screen to match existing screens.	✓		
AC SHELF Repair AC Shelf			
<b>Bed 4</b>			
WALLS Paint all walls.	✓		
DOORS New entrance set hardware. Paint finish to door	✓		
<b>Bed 5</b>			
WALLS Provide lining to cover window to internal room.	✓		
FLOOR Clean concrete	✓		
CEILING Provide framing support for new ceiling fan	✓		
DOORS New entrance set hardware.	✓		
WINDOW Amplimesh/ crimsafe mesh screen over external window.	✓		
ELECTRICAL New ceiling fan.	✓		
<b>Living</b>			
WALLS Paint all walls.	✓		
FLOOR Replace damaged tiles.			NA
ELECTRICAL New ceiling fans	✓		
<b>BATHROOM</b>			
WALLS Paint all walls.	✓		
WINDOW Replace damaged louvre blades with polycarbonate blades.	✓		
<b>LAUNDRY</b>			
WALLS Paint all walls	✓		
WINDOWS Replace damaged louvre blades with polycarbonate blades	✓		
<b>KITCHEN</b>			
WALLS Paint wall walls	✓		
KITCHEN JOINERY Replace substrate under stainless steel bench Replace drawers	✓		



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<b>PLUMBING</b>			
SOLAR HOT WATER UNIT Connect solar hot water unit to an electric booster switch.	✓		
GENERAL Replace sewer pipe drainage pipe damaged by tree roots. Photo taken from IO outside of bathroom.	✓		
<b>ELECTRICAL</b>			
GENERAL Check earth stakes are compliant with NCC and Australian Standards Test RCDs and advise if additional works are required. Issue CoC in accordance with Australian Standards.	✓		
Test all power points and advise if any rectification works are required. Ensure power points, switches and other fittings are sealed and secured to the wall.	✓		
Test smoke detectors. Replace if required, with Lithium battery photoelectric smoke alarm and complies with AS3786.	✓		
Apply ant treatment.			NA
Provide light fittings as listed in room scopes above.	✓		



House 21 - Gangan

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HOUSE 21 VARIATIONS

HANDOVER FORM: Gan Gan House 21	Complete	Defect	Comment
The internal switchboard is supplied via a meter panel at the front of the property. When opened, a distinct burning smell was present.	✓		
The mains cable supplying the switchboard inside the house was found to be only 2.5mm <sup>2</sup> , whereas the original installation utilised a 16mm <sup>2</sup> cable rated for 63 amps.	✓		Replaced.
The 2.5mm <sup>2</sup> cable (20A capacity) remains protected by a 63A main switch, which is significantly oversized and has caused overheating and damage.	✓		
Additionally, the main earth from the meter panel to the internal switchboard has been incorrectly connected to the neutral bar, posing a significant safety risk.	✓		
Due to these non-compliant and unsafe conditions, it is not legally permissible to restore power to the dwelling until the installation is rectified.	✓		

DHLGCD Member Name:		Wayne Bennett
DHLGCD Member Position:		Project Officer
DHLGCD Member Signature:	15/4/26	Date: [Redacted]
Contractor Name:		Dain Smith
Contractor Position:		Ops manager
Contractor Signature:	15/4/26	Date: [Redacted]

## 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>Left-Side Exterior</b>	
	

Right-Side Exterior



Back Exterior



Living Room



Kitchen



Bedroom 1



Bedroom 2

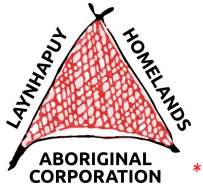


Bathroom



Toilet

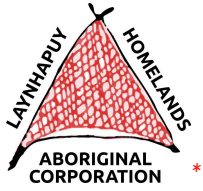




## Approved Variations

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

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



House 21 – Gangan


Completion Report

## Attachments

- Electrical Certificate of Compliance
- Builders Declaration



## 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>	