



Project Plan:
Mulga Bore Homelands
Septic Tank Upgrade –
Homelands Housing Infrastructure Program

September 2025

Executive Summary

Bullant Building, in collaboration with TDR Plumbing, conducted a site visit to Mulga Bore to assess the requirements for septic tanks and associated infrastructure. The objective of the visit was to evaluate the current sanitation arrangements, determine compliance gaps, and establish the most suitable solutions to meet both community needs and government standards.

Following this assessment, a comprehensive report was prepared and submitted to the NT Government in October 2024. The report provided detailed findings, including condition assessments, capacity requirements, and technical recommendations for the installation and upgrading of septic systems.

This initiative reflects Bullant Building's commitment to working with specialist partners to ensure reliable, compliant, and sustainable infrastructure outcomes in remote communities, while supporting the NT Government's objectives for improved service delivery.

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Contract Details

Grant Number	NTWP00019
Capital Project Name	HHIP – Mulga Bore Septic Works
Awarded to	M & C Fior Constructions Pty Ltd trading as Bullant Building
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Scope of Works

This report reviews the septic system installations and drainage conditions at designated houses in Mulga Bore. The assessment identified deficiencies in several properties, with particular concern at Houses 2, 3, 8, and 13 where septic systems are either absent or inadequate.

House Assessments

Houses 2, 3, and 8

- Current Status: No septic systems are installed.
- Observations:
 - These houses appear to rely on small leech drains positioned off to the side, with only a sink and outside tap in use.
 - Inspection of the shared ablution block revealed insufficient drainage depth and inadequate fall, preventing proper flow.
 - The existing septic infrastructure was not capable of servicing all three houses, especially with any future bathroom installations.
- Recommendation: A full site inspection and installation of dedicated septic systems are required to ensure adequate and compliant drainage.

House 9

- Current Status: Septic system installed.
- Observations: The system appears functional and currently services the household effectively.

House 13

- Current Status: No septic system installed.
- Observations:
 - There is a possibility the property is connected to the House 9 septic system, but this could not be confirmed.
 - Alternatively, a small leech drain may be in use.
- Recommendation: A new septic system should be installed to provide reliable drainage for this household.

Outcomes

Outcomes of Works

The following works were completed at Mulga Bore to address septic system requirements. These works differ from the original scope due to updated site knowledge and a clearer understanding of household needs. All new septic installations consisted of 4000L septic tanks with two 20m leech drains each (totalling 40m per house).

House Connections Update

- **Houses 2, 3, 9, and 13**
Installed new 4000L septic tanks with 2 x 20m leech drains (40m total per house).
- **Houses 9 and 13**
Kitchens remain connected to the old septic system. This was done intentionally to keep the existing septic tank in use, avoiding the need for removal and preventing additional costs. Future upgrades may be considered if required.
- **House 14**
Connected to the septic system of the ablution block.
- **House 15**
Existing septic system was retained and hooked into the main line for improved functionality.

Value for Money

Bullant Building have to date delivered quality works within appropriate timeframes, hence consider that value for money is attained. Whilst utilising local industry and suppliers, it could be reasoned that value for money may be measured by enhancing or boosting local economy. In addition to utilising local suppliers, Bullant also support the small businesses in each community, through fuel and food purchases.

Quality of Works

Bullant Building are meticulous with all contracted work and take pride in our outstanding work history. Quality workmanship is being delivered during this contract, and where any minor defects may be identified, works commence immediately to rectify them.

Bullant have identified some difficulties in utilising unskilled labour in areas that required experienced trades people. In these instances, alternative tasks needed to be given so quality was not compromised.

Summary

Bullant Building has successfully completed the septic tank and drainage works at Mulga Bore under the Homelands Housing Infrastructure Program, maintaining a focus on quality workmanship, timeliness, and value for money. The scope of works was refined during delivery to reflect more accurate site knowledge and community requirements, ensuring practical and cost-effective solutions.

As part of the works, new 4000L septic tanks with dual 20m leech drains (40m total per house) were installed at Houses 2, 3, 9, and 13. House 15's existing system was connected into the main line, while House 14 was linked to the ablution block system. Although the runoff from House 14 does not strictly comply with standard drainage requirements, the NT Government approved this approach, as the outfall remains within certified government areas and avoided unnecessary additional costs.

Throughout this project, Bullant Building engaged community members and collaborated with specialist contractors such as TDR Plumbing to ensure the contracted works were completed efficiently, with minimal defects. While unforeseen site conditions posed challenges, our expertise allowed us to deliver within the required timeframe.

Bullant Building looks forward to continued collaboration with the HHIP Department of Territory Families, Housing and Communities, and with Indigenous communities, in delivering essential infrastructure projects that support long-term sustainability and community outcomes.

Progress photos:



