



**NORTHERN**  
BUILDING AND PROPERTY  
SERVICES

Handover Report  
NHHU00006

**Numbulwar Homeland Housing  
and Infrastructure Upgrades**

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Marrkalawa House 1

Northern Territory Government

Date of Handover: **20/01/2026**

# Summary

CONTRACT NUMBER: NHHU00006

CONTRACT NAME: NUMBULWAR HOMELANDS  
HOUSING AND INFRASTRUCTURE UPGRADES

DWELLING # MARRKALAWA HOUSE 1

The Numbulwar Homelands Housing and Infrastructure Upgrades - Marrkalawa House 1 has reached practical completion, delivered by Northern Building and Property Services for Northern Territory Government. The project commenced on Sept 1, 2024, and was completed on January 20, 2026, meeting all contractual, safety, and compliance requirements.

This project was designed to modernise and secure the home and has been constructed in accordance with the relevant building codes, workplace health and safety standards, and environmental sustainability guidelines.

Key achievements include:

- delivered full structural upgrades, new roof sheeting, refreshed interiors and exteriors, enhanced security with mesh-enclosed verandah and lockable screens, and renovated kitchen and bathroom.
- Completion of all major milestones within agreed timelines.
- Full compliance with statutory and regulatory requirements.
- Delivery of a facility that meets stakeholder expectations and future operational needs.

This booklet consolidates all essential documentation, certifications, and records to support ongoing operations and maintenance.

Thank you again for trusting Northern Building and Property Services, we hope to work with you again in the future!



SERVICE PROVIDER  
Northern Building and Property Services

ABN /ACN  
0419 988 427 / 0498 778 580

CAL ACCREDITATION  
K-7-19013-09-26

Commercial License  
222049ZR  
Residential License  
288448CR  
Electrical License  
C 3923

## WHAT'S INSIDE THIS BOOKLET:

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# Project Scope

## MARRKALAWA HOUSE 1

### Summary

Renovate the existing Homelands House and its shower/laundry, incorporating an elevated wet area feature.

### Interior

- Seal internal flooring.
- Supply and install new solid-core timber doors, stainless steel mesh triple-lock screen doors, and hardware.
- Supply and install stainless steel wardrobes for bedrooms.
- Remove existing louvre windows and supply and install new louvre windows.
- Repaint internal surfaces of the dwelling.
- Replace all electrical fittings and fixtures with new energy-efficient LED fittings.
- Disconnect and reinstall electrical fittings to facilitate the works.
- Replace the existing solar hot water system (SHWS) with a new system.
- Internal components of door jamb replacement.
- Replace rusted steel louvre galleries with new Kool-View galleries, including aluminium blades to lower sections and glass blades to higher sections.

### Exterior

- Seal external flooring.
- Replace the roof, including installation of Air-Cell insulation and bulk insulation, and apply a cool roof membrane system.
- Replace doors and locks throughout.
- Replace window galleries on all windows.
- Install new stainless steel mesh security screens.
- Repaint external surfaces of the dwelling, including steelwork and external sheeting.
- Install solar lighting to outbuildings.
- Install solar pathway lighting on 80 mm NB posts.
- Supply and install a fire pit/BBQ.
- Supply and install stainless steel mesh fly screens.
- Renovate the outdoor shower/laundry, including construction of a new elevated wet area with Merbau flooring, and installation of a stainless steel shower pan and laundry tub/bench.
- Undertake minor repairs and renovations to ablutions, including replacement of toilet seat and installation of toilet roll holder.
- Paint all external surfaces and re-oil existing timber work.

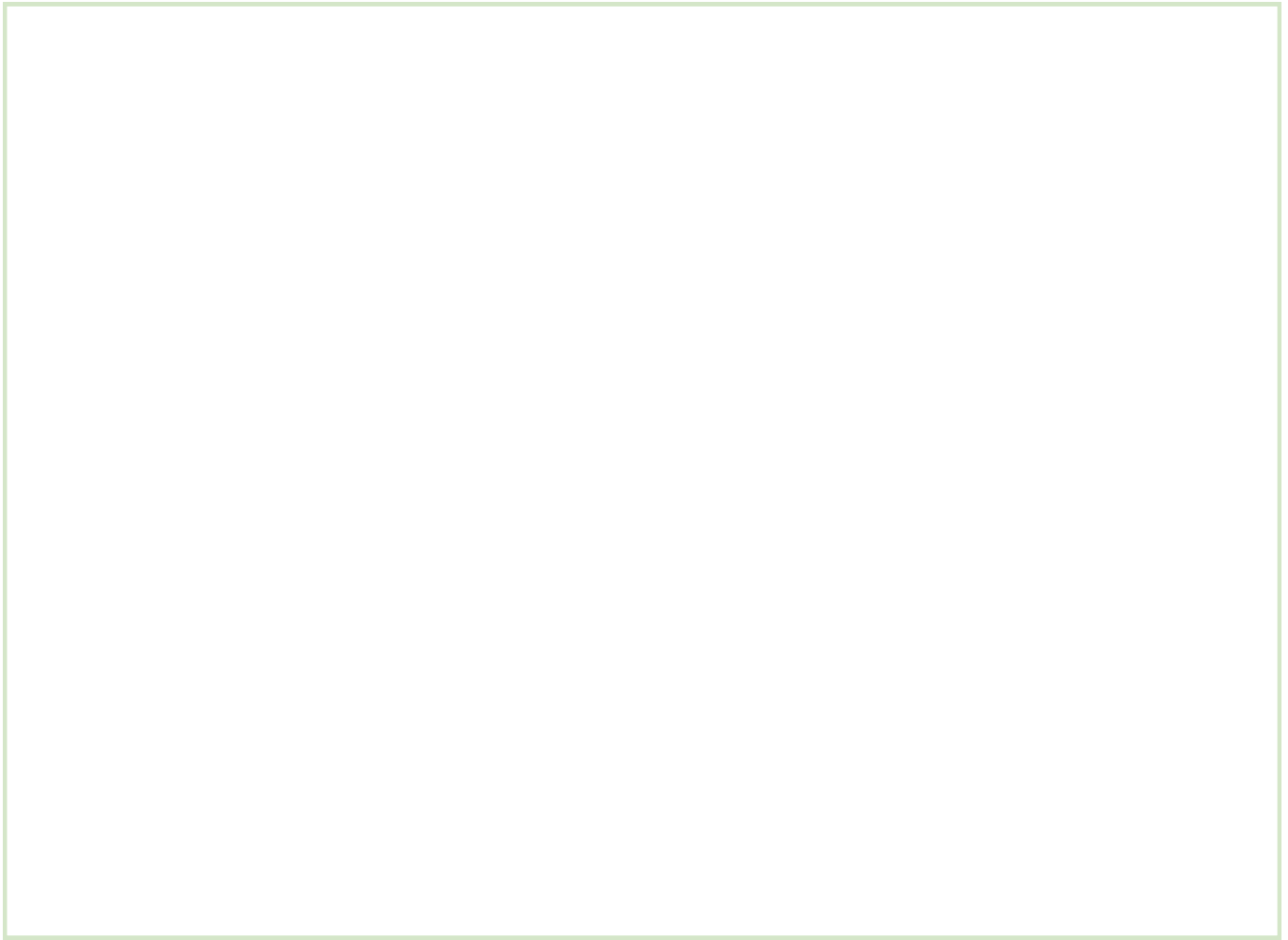
Some of the major works performed included:

- All individual rooms to be keyed alike.
- Install weather strips.
- Paint doors and trims.
- Supply and install 6 of hinges @ 50 by 32.

# Project Scope

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LOCATION MAP



# Project Outcome

Structural upgrades have been completed.

The house was completely renovated internally and repainted externally.

New roof sheeting has been added to the home and outbuildings as required.

A new mesh enclosure has been added to the verandah (with lockable gate) and security screens have been added to all doors and windows to meet with the criteria of HLP9.

The existing indoor kitchen was renovated to meet the requirements of the scope HLP4 , HLP5, HLP6, HLP7 & HLP8.

The existing bathroom has been renovated as required per HLP1, HLP2, HLP3.

# Safety & Incident Reporting

We are pleased to confirm that the below were successfully delivered throughout the project, and where required, have been previously issued to you for your reference.

We have had Zero incident, Injuries on this project

## PRE-CONSTRUCTION SAFETY PLANNING

- Site-specific Safety, Environmental and Quality management plan
- Project Control Plan
- Safe Work Method Statements (SWMS)
- Risk assessment
- Induction for all workers

## SAFETY MONITORING

- Toolbox talks and safety training
- Site Inspections
- Ongoing review of safety measures listed in the SMP and risk assessment

## INCIDENT REPORTING & DOCUMENTATION

- There were no incidents, injuries or near misses during the delivery of this project

# Project Photos

## PRE CONSTRUCTION



# Project Photos

## PRE CONSTRUCTION



# Project Photos

## FINAL HAND OVER



# Project Photos

## FINAL HAND OVER



# Official Handover Statement

On behalf of Northern Building Property and Services, we formally hand over the completed project NHHU00006 Numbulwar Homelands Housing and Infrastructure Upgrades - Marrkalawa House 1 to Northern Territory Government

We confirm that:

- All works have been executed in accordance with the approved plans and specifications.
- Compliance certificates, warranties, and quality assurance documentation are enclosed herein.
- The facility has been inspected, tested, and commissioned, and is ready for operational use.
- A defect liability period of 12 months will apply, during which any identified issues will be rectified promptly.

## SIGN OFF

Name (client): \_\_\_\_\_

Date: \_\_\_\_\_

(signature)

Name (NBPS): Frank Day

Date: 24.04.2026

(signature)

# Warranty Information

## DEFECTS LIABILITY PERIOD

This project is covered by a 12 months defects liability period, during which we will rectify any defects caused by faulty workmanship or materials.

### COVERED DEFECTS MAY INCLUDE:

- ✓ Cracks in walls or ceilings NOT due to settling
- ✓ Doors, windows, or cabinetry that are misaligned or not functioning properly due to installation faults
- ✓ Plumbing or electrical issues related to installation faults
- ✓ Loose fittings, tiling defects, or paint imperfections caused by installation faults
- ✓ Leaking roofs or windows due to improper installation
- ✓ Hardware failures (e.g., loose or faulty door handles, locks, or hinges)
- ✓ Loose or improperly installed handrails, balustrades, or stair components

**Cosmetic blemishes, general wear and tear, and damage caused by improper use are not covered under this period.**

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## LODGING A WARRANTY OR DEFECTS CLAIM

If you notice an issue, please follow these steps:

- 01** DOCUMENT THE PROBLEM  
Take clear photos and provide a detailed description.
- 02** CHECK YOUR WARRANTY DOCUMENTS  
Confirm whether the issue falls under the builder or manufacturer warranty.  
REPORT THE ISSUE
- 03** Contact us via [quotes@northernbps.com.au](mailto:quotes@northernbps.com.au).  
INSPECTION AND RESOLUTION
- 04** We will assess the issue and, if covered, arrange for the appropriate repairs.

Attached to this report are any manufacturer warranty documents relevant to this project.


**For urgent defects affecting safety or liveability, please contact us immediately.**

If you have any questions about your our warranties or maintenance, don't hesitate to reach out.

# Contact for Post-Completion Support



For any inquiries, service requests, or documentation needs after handover, please reach out to our office:

 0488333924

 [orders@northernbps.com.au](mailto:orders@northernbps.com.au)