



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 1 - Ngangalala Completion Report

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Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 1
Contract No:	HHIPN00006
Completion Date:	17 July 2024

Project Summary – House 1

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 16, on behalf of the NT Government and local Ngangalala Homeland community residents.

The works have been completed in accordance with the submitted scope of works and saw the final product delivered to the high quality expected by our customer and community.

The mentioned works at House 1, Ngangalala commenced 12th June 2024 and was completed on the 17th July 2024 representing an four (4) week works program.

In the delivery of this project the local indigenous engagement exceeded 3 people directly associated with this project employed by Dinybulu Regional Services, and there are 3 indigenous trades mentors working on the delivery of these works too.

Bukmak have been engaged to deliver the following housing upgrade works for House 1, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

SCOPE:

<p>Ngangalala House 1 Scoping date - 05/12/23</p> <p>Throughout the Dwellings Exterior Pressure wash (Approximately 151m²) Internal Pressure wash (Approximately 320m²) Internal wall painting (Approximately 320 m²) Ceiling painting (Approximately 138m²) Doors and frames to paint (8 Each) Replacing 600mm Louver blades (26 Each) Replacing 600 x 1800 louver galleries (4 Each)</p> <p>Exterior Pressure Clean Remove and replace total front and back verandah Replace 2 sets of stairs including 6 x step treads Add 30 structural stumps including footing approx. 600 x 50 x 50 Galv RHS. Remove and Replace - 13m x 10 Bearers 150 x 50 Remove and Replace - 60lm verandah (Front) joists 100 x 50 x 3mm RHS Remove and Replace - 45lm verandah (Rear) joists 100 x 50 x 3mm RHS Replace front decking 35m² Replace back decking 30m² Install 60 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 600mm high to bottom of Building Trim 2 x 12m Trees</p> <p>Breezeway Replace Solid core door + Entrance + Vandal Plate (2 Each) Replace Fly Screen Mesh (allow 1800 x 2000) (2 Each)</p> <p>Kitchen Replace Solid core door + Passage + Vandal Plate. Replace Kitchen Sink mixer with SS mixer. Replace Stove Service louver Galleries Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)</p>



Bathroom 2m x 2m

Replace Solid core door + Privacy set + Vandal Plate
Demolish Existing Bathroom fixtures and replace with SS wall sink + mixer (SS) + mirror
Re line walls with 6mm FC sheet
New shower taps and rose + soap holder
New Toilet
Re tile and waterproof shower and floor
Install 2 grab rails in shower
Service louver galleries

Laundry Outdoor

Demolish Existing laundry fixtures
Replace wall lining and flooring
Re tile laundry to match bathroom
Plum new sink and washing machine taps to
Install new laundry tub and SS mixer to wall + washing machine cox

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 2

Replace Solid core door + Privacy set + Vandal Plate
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 3

Replace Solid core door + Privacy set + Vandal Plate
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Electrical Works

Note – In the absence of a pre scope inspection by a qualified electrician as to total works required to enable issue of an Electrical Certificate of Compliance (COC) on completion, Bukmak's price is based on the maximum of replacing the following items. If on attending the dwelling, additional works are required over and above the identified below (item & quantities), additional works will be extra to the lump sum amount.

Replace/Supply and Install hardwired smoke detectors in compliance with NCC and AS3786 (2 Each)
Check earth stakes are compliant with NCC AS 3000 (1 Each)
Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards (1 Each)
Replace / Supply and Install double GPO (8 Each)
Replace / Supply and Install W/P double GPO (4 Each)
Supply and Installation of 300mm Exhaust fan (1 Each)

Replace / Supply and Install stove isolator switch (1 Each)
Replace / Supply and Install stove power outlet (1 Each)
Replace / Supply and Install stove including vermin kit utilising existing cabling - plug in (1 Each)
Supply and Installation of lockable circuit breaker including reporting to PWC (1 Each)
Remove existing light fitting and replace with LED Oyster light fitting (5 Each)
Remove existing light fitting and replace with W/P LED Oyster light fitting (3 Each)
Replace / Supply and Install double gang combination (5 Each)
Replace / Supply and Install light switch with W/P light switch (3 Each)

Summary

House has structural works needed underneath the existing structure as identified in the scope.
A roof sheet inspection will be required and will be a variation if replacement needed.

Approved Variation/s

BUK2118 – HHIP Ngangalala
Lot #01
Variation #35 – Extra Electrical

Dear Catherine,

Please see Request for Variation #35 for Extra Electrical required at Lot 01 Ngangalala – Scope of Works on Page 2.

The value of Variation #35 is [REDACTED]

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

Terms: This quote is valid for acceptance for 15 days from the above-mentioned date.

LOT 1					
Category	Item Ref	Description	Original Qty (Scope)	Actual Qty (Electrician Report)	Qty Variance
LIGHTS, SWITCHES, FANS	137	Remove existing light fitting and replace with LED Oyster light fitting	5	7	2
	138	Remove existing light fitting and replace with WP LED Oyster light fitting	3	0	-3
	145	Remove existing light fitting and replace with 600 WP LED light fitting	0	1	1
	147	Remove existing light fitting and replace with 1200 WP LED Bittern light fitting	0	2	2
	148	Replace / Supply and Install 1400 dia ceiling fan including controller	0	5	5
	150	Replace / Supply and Install light switch	0	9	9
	151	Replace / Supply and Install double gang combination	5	5	0
	153	Replace / Supply and Install light switch with WP light switch	3	1	-2
GENERAL WORKS	174	Electrician	0	2	2
SMOKE DETECTOR	178	Replace / Supply and Install hardwired smoke detectors in compliance with NCC and AS3786	2	1	-1
GENERAL	179	Check earth stakes are compliant with NCC AS 3000	1	1	0
	180	Replace / Supply and Install earth stake cover			0
	181	Check all electrical circuits and RCDs and issue electrical CoC in accordance with Australian Standards	1	1	0
DOUBLE GPO	185	Replace / Supply and Install double GPO including wiring	8	6	-2
	187	Replace / Supply and Install WP double GPO including wiring	4	3	-1
ELECTRIC STOVE	189	Supply and Installation of 300mm Exhaust fan	1	0	-1
	190	Replace / Supply and Install stove isolator switch including wiring to switchboard	1	1	0
	191	Replace / Supply and Install stove power outlet including wiring to switchboard	1	1	0
	192	Replace / Supply and Install stove including vermin kit utilising existing cabling (plug in)	1	1	0
	193	Replace / Supply and Install anti tilt bracket to stove	0	1	1
SWITCHBOARD	195	Supply and Installation of lockable circuit breaker including reporting to PWC	1	1	0
	201	Supply and Install RCD on an electrical circuit	0	6	6
	202	Supply and Install 2.5mm ² wiring from MSB to HWS. Includes cabling, conduit, CB, HW isolator and labour.	0	1	1
	203	New SB enclosure. Works include: - File NW paperwork to PAWA; - Pull fuse to house shutting down Supply; - Remove items in existing switch board enclosure such as meters and associated components; - Remove and replace enclosure like for like running cabling into new enclosure; - Re Install meter and all required components circuit breakers etc.; and, - Re Install power to house and carry out testing as required.	0	1	1
HWS	212	Replace / Supply and Install isolation switch for Solar HWS including wiring	0	1	1
ADDITIONAL	231	Install lockable circuit breaker to meter panel	0	1	1
		*** Positive Value - means (Actual requirement is more)			
		*** Negative Value means (Actual requirement is less than what allowed in the scope)			

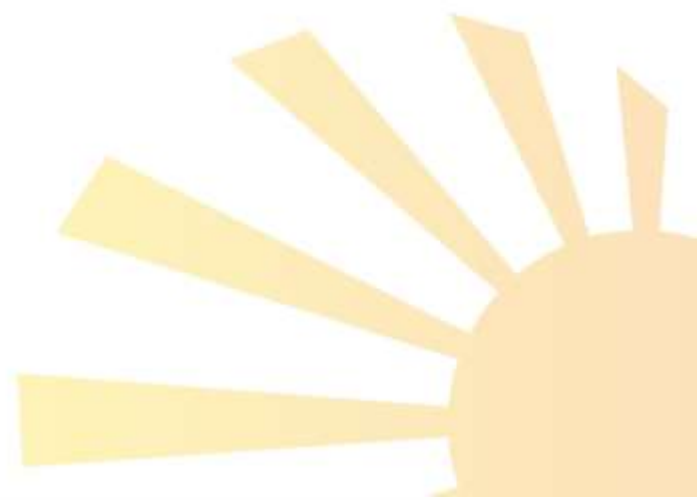
BUK2118 – HHIP Ngangalala
Lot #01
Variation #36 – Rusted door frames

Dear Catherine,

Please see Request for Variation #36 for the removal of the bottoms of 3 x rusted door frames and replacement of new door frames (about 300mm) required at Lot 01 Ngangalala.



The value of Variation #36 [REDACTED]

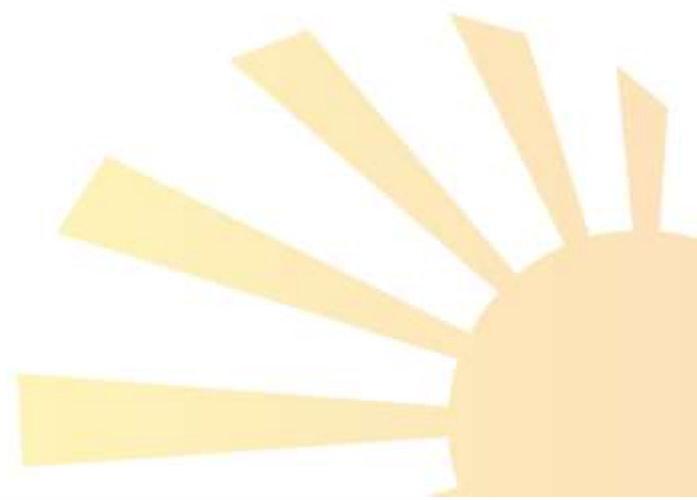


BUK2118 – HHIP Ngangalala
Lot #01
Variation #37 – Replace tiling in WC

Dear Catherine,

Please see Request for Variation #37 to remove and replace old tiles in the WC area at Lot 01 Ngangalala as it is not part of the original scope. The new tiles will be 200x200mm floor tiles and skirting tiles to maintain consistency with the wet area (4m²), along with strengthening the waterproofing application over the entire floor.

The value of Variation #37 is \$



BUK2118 – HHIP Ngangalala
Lot #01
Variation #40 – Replace tiling in WC

Dear Catherine,

Please see Request for Variation #40 at Lot 01 Ngangalala.

The existing houses have only 5 bearers. The scope requires removing the existing rusted 5 bearers and replacing them with new ones, adding an additional 5 to strengthen the floor structure.

Each bearer is supported by 4 stumps, totalling to 40 stumps for 10 bearers. However, the scope specifies 30 stumps, which our price is based on.

We will need 10 additional stumps to support all the bearers. This variation covers the cost for the extra 10 stumps. Due to the restricted access under the floor, this process is very time consuming.

The value of Variation #40 is [REDACTED]



BUK2118 – HHIP Ngangalala
Lot #01
Variation #41 – Solar Hot Water System Circuit

Dear Catherine,

Please see Request for Variation #41 at Lot 01 Ngangalala, for installation of new Solar Hot Water System circuit due to the dwelling not having one.

Details:

- 1 x Residual Current Breaker with Overcurrent Protection
- 1 x Solar Hot Water System booster switch
- Solar Hot Water System circuit installation

The value of Variation #41 is [REDACTED]

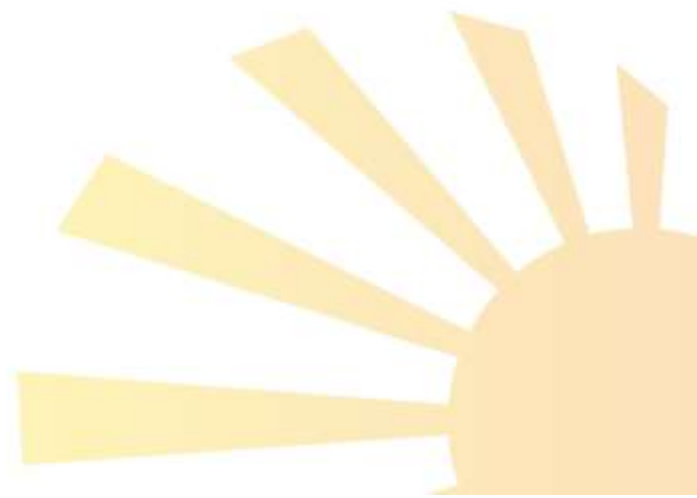
Visual Progress:

Before:

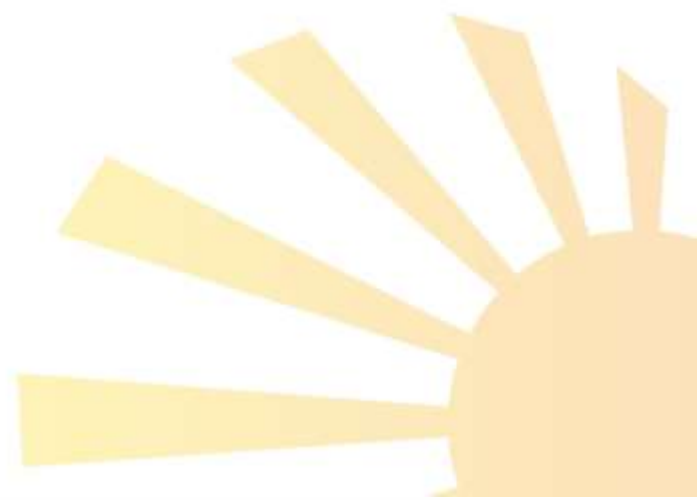


After:

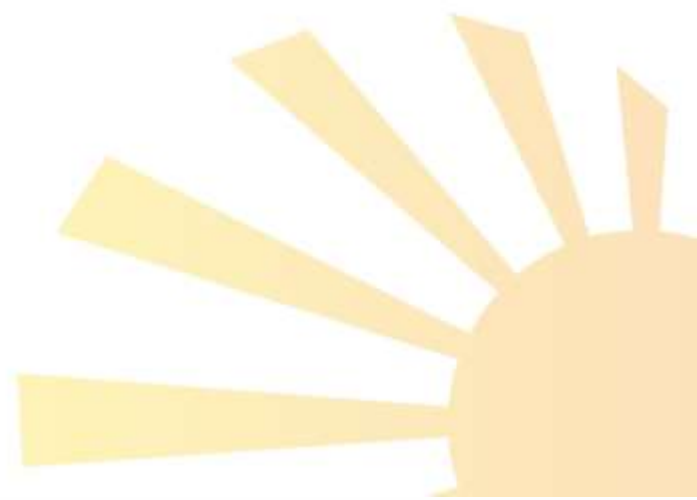






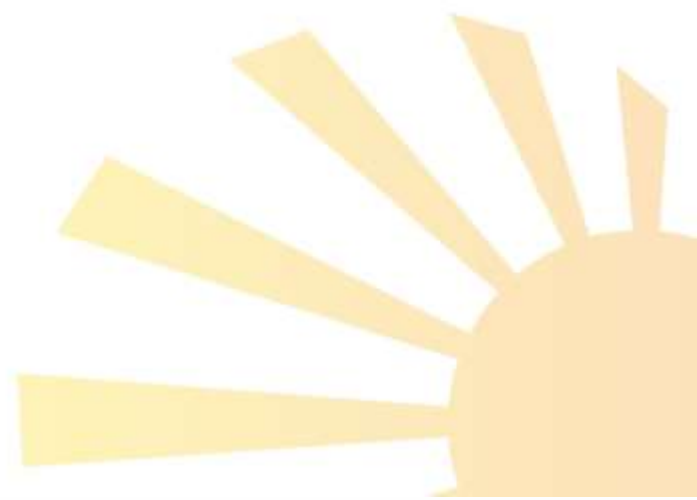








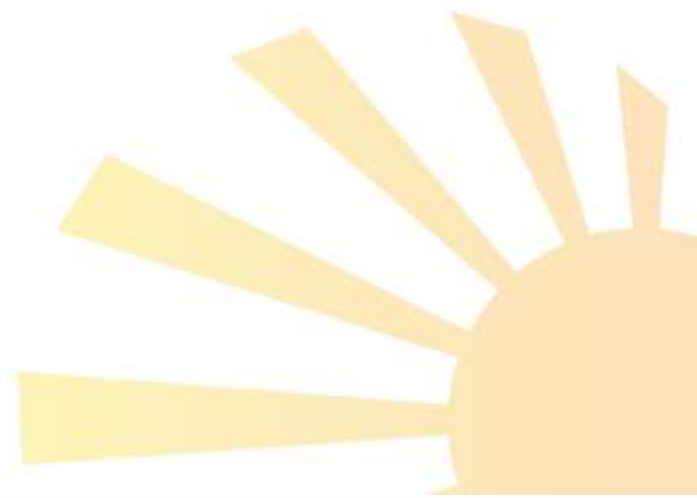






Attachments:

- Electrical Certificate of Compliance
- Plumbing Certificate of Compliance
- Water Proofing Certificate
- Serial Number, Warranty & Stove Booklet
- HHIP representative signoff on completed scope



In conclusion, installing a new gravity-fed septic system at house 14 appears to be a beneficial upgrade, offering reduced maintenance, lower operational costs, and improved long-term reliability compared to the current pump-out pit system. It's important to assess the feasibility and costs associated with installation while ensuring the system meets local regulations and environmental requirements.

Current:



Please note: Septic systems vary. Diagram is not to scale.

Recommended:



Please note: Septic systems vary. Diagram is not to scale.

