



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades



House 10 - Ngangalala Completion Report

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Service Provider:	Dinybulu Regional Services
Contact Details:	Rob Mitchell
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 10
Contract No:	HHIPN00006
Completion Date:	27 th March 2024

Project Summary – House 10,

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 10, 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 10, Ngangalala commenced 19th February 2024 and was completed on the 27th of March 2024 representing an six (6) 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.

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

SCOPE:

Scope of Works

Ngangalala

House 10

Scoping date - 05/12/23

Throughout the Dwellings

Exterior Pressure wash (Approximately 196m²)

Internal Pressure wash (Approximately 357m²)

Internal wall painting (Approximately 357 m²)

Ceiling painting (Approximately 153m²)

Doors and frames to paint (9 Each)

Replacing 600mm Louver blades (18 Each) – polycarbonate where applicable

Replacing 600 x 1800 louver galleries (4 Each) – polycarbonate where applicable

Internal door stops provided to swung doors

Exterior

Pressure Clean

Replace complete stairwell Front And rear + 6 step treads

Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS.

Remove and Replace 12m x 3 Bearers 150 x 50

Remove and Replace 12 m x 15 joists 100 x 50 RHS

Demo existing deck x2

New deck 15 x 8.5m Mod Wood Deck (Front)

New deck 8 x 3 m Mod Wood Deck (Rear)

New 2 tier handrail 42.9 L/M

Install 67 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of the building

Undertake septic audit and provide report

Check, Service and report on Hot Water Service

Lounge/Kitchen

Replace Solid core door + Entrance set + Vandal Plate + door stop

Replace Solid core door + Privacy set + Vandal Plate + door stop

Replace Kitchen Sink mixer with SS mixer.

Replace Floor from Back wall to approx. 4m internal with 19mm FC sheet + Re tile area 200 x 200 terracotta tiles

Service louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bathroom 2m x 2.3m

Replace Solid core door + Privacy set + Vandal Plate + door stop

Demolish Existing Bathroom, including cladding, shower base and other plumbing fixtures and flooring

Replace stud walls in bathroom

Replace wall sheeting with 6mm FC Sheet, Floor 19mm FC Sheet, Tile Complete shower wall and floor and splash back to sink area

New shower SS Mixer and rose + soap holder, toilet, basin, and mirror (use stainless products where possible Remote housing spec)

Install 19mm FC Sheet to floor area 2m x 3m

Re tile Floor and walls to wet area

Laundry

Replace Solid core door + Entrance set + Vandal Plate + door stop

Install 19mm FC sheet to floor area 2m x 3m

Re tile Floor and walls to wet area

Replace Laundry sink and tapware + washing machine cocks once structural works have been complete to deck

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate + door stop

Patch 100 x 100 hole in wall FC Sheet

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 2

Replace Solid core door + Privacy set + Vandal Plate + door stop

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 3

Replace Solid core door + Privacy set + Vandal Plate + door stop

Service Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 4

Replace Solid core door + Privacy set + Vandal Plate + door stop

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 in Poor structural condition where existing wet areas are located,

This will require significant structural works to take place as identified in the scope.

A roof sheet inspection will be required and will be a variation if replacement needed.



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Approved Variations



70 O'Sullivan Circuit East Am
GPO Box 3825, Darwin, NT 0801

Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

Date: 22 February 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot 10
Variation #01

Please find attached the below variation request as identified for lot 10 Ngangalala - See page 2 for photos.

NOTE:

- Scope identified replacing 3 bearers and 15 joists in the external back verandah
- 12m @ 3 bearers identified in the scope continue under the bathroom
- Among other things, scope only identified replacing floorboards in the bathroom on the assumption that the joists under the bathroom are in good condition
- When floorboards have been removed, it has exposed 10 joists under the bathroom are corroded. It is our opinion that without replacing these joists the final structure integrity of the floor will be comprised.
- We recommended replacing 3m @ 10 joists under the bathroom.

The variation value [REDACTED]

The value is inclusive of;
Materials, consumables, freight, labour and accommodation.

This variation value is valid for acceptance for 14 days as per the date above.

Regards

Steve Roberts
Commercial Manager





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70 O'Sullivan Circuit East Arm
GPO Box 3825, Darwin, NT 0801

Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

Date: 26 February 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot 10
Variation #05

Please find attached the below variation request as identified for lot 10 Ngangalala.

NOTE:

- a) Scope identified only replacing decking board with Mod Wood Deck in Front Verandah on the assumption that all structural members are in good condition.
- b) When we have removed existing floorboards, we have realised all joists under the front verandah are rusted.
- c) It is our opinion that without replacing these Joists will cause structural integrity to the floor.
- d) We recommend replacing 3m @ 26 Joists under front verandah.

The variation value [REDACTED]

The variation value is inclusive of;
Materials, consumables, freight, labour, disposal fees and accommodation

This variation value is valid for acceptance for 14 days as per the date above.

Regards

Steve Roberts
Commercial Manager





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70 O'Sullivan Circuit East Arm
GPO Box 3825, Darwin, NT 0801

Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

Date: 22 March 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot 10
Variation #06

Please find the below variation for the additional identified electrical works for Lot 10 Ngangalala.

See page 2, for the breakdown costs.

The variation value [REDACTED]

The value is inclusive of;
Materials, consumables, freight, labour and accommodation.

This variation value is valid for acceptance for 14 days as per the date above.

Regards

Steve Roberts
Commercial Manager



Visual Progress:

Before:

Front of House



After:



Kitchen





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Lounge



Bedroom 1



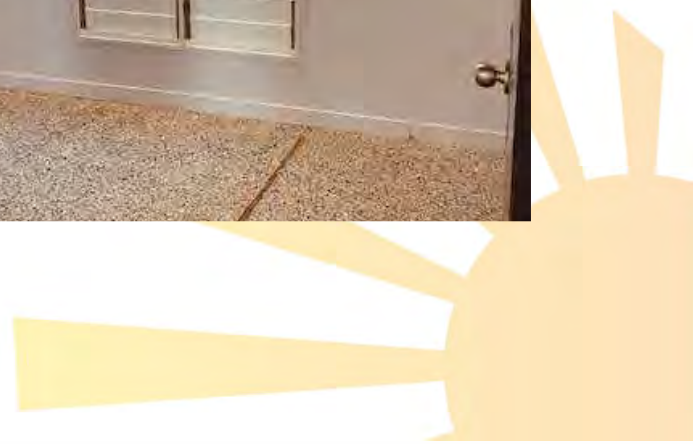


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Proudly part of the ALPA group

Bedroom 2



Bedroom 3





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Bedroom 4





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Bathroom



Toilet



Laundry





Rear of House



Attachments:

Electrical Certificate of Compliance?

Water Proofing Certificate?

Glazing Certificate?

Serial Number, Warranty & Stove Booklet

HHIP representative signoff on completed scope

