



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



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## HHIPN00006 Ngangalala Housing Upgrades

### House 14 - 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 14
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 14, Ngangalala commenced 12<sup>th</sup> June 2024 and was completed on the 17<sup>th</sup> 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 14, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The competed works are as follows:

SCOPE:

**Ngangalala**

**House 14**

**Scoping date - 05/12/23**

**Throughout the Dwellings**

Exterior Pressure wash (Approximately 142m<sup>2</sup>)  
Internal Pressure wash (Approximately 308m<sup>2</sup>)  
Internal wall painting (Approximately 308m<sup>2</sup>)  
Ceiling painting (Approximately 76m<sup>2</sup>)  
Doors and frames to paint (9 Each)  
Replacing 600mm Louver blades (12 Each)  
Replacing 600 x 1800 louver galleries (4 Each)

**Exterior**

Pressure Clean  
Replace 6 step treads  
Demo existing deck Front and rear  
New Mod Wood deck front 40m<sup>2</sup>  
New Mod Wood deck rear 13m<sup>2</sup>  
Replace 5 L/M of 150 Galv Verim mesh to eve  
External Garden tap needs replacing

**Lounge/Kitchen**

Replace Solid core door + Passage + Vandal Plate - Pantry  
Replace Solid core door + Entrance + Vandal Plate (2 Each)  
Replace Kitchen Sink mixer with SS mixer.  
Service louver Galleries  
Replace Fly Screen Mesh - allow 1800 x 2000mm (2 Each)

**Bathroom 2m x 3m**

Replace Solid core door + Privacy set + Vandal Plate (2 Each)  
Re Sheet Existing Bathroom and WC with 6mm FC Sheet  
Replace Vanity and with stainless basin and mirror  
New shower taps and rose + soap holder  
New toilet  
Re tile and waterproof shower and floor  
Service louver galleries

#### **Laundry 2 x 3 m**

Replace Solid core door + Entrance + Vandal Plate  
Re tile laundry area to match bathroom  
Install new tapware to laundry stainless steel

#### **Bedroom 1**

Replace Solid core door + Privacy set + Vandal Plate  
Service Louver Galleries  
Replace Fly Screen Mesh (allow 1800 x 2000)  
Patch Old AC hole 1000 x 1000 with 6mm FC Sheet

#### **Bedroom 2**

Replace Solid core door + Privacy set + Vandal Plate  
Service Louver Galleries  
Replace Fly Screen Mesh (allow 1800 x 2000)  
Patch Old AC hole 1000 x 1000 with 6mm fc sheet

#### **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)

## Approved Variation/s

BUK2118 – HHIP Ngangalala  
Lot #14  
Variation #34 – Extra Electrical

Dear Catherine,

Please see Request for Variation #34 for Extra Electrical required at Lot 14 Ngangalala – details of Scope on page 2.

The value of Variation #34 is \$5,924.00 excluding GST

### LOT 14

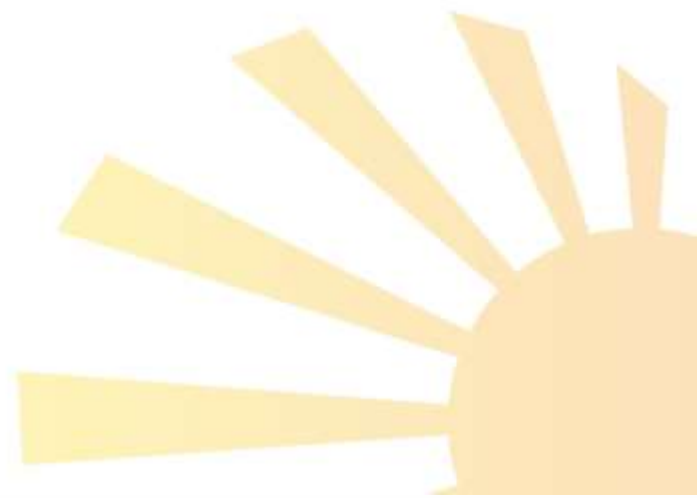
Category	Item Ref	Description	Original Qty (Scope)	Actual Qty (Electrician Report)	Qty Variance
LIGHTS, SWITCHES, FANS	137	Remove existing light fitting and replace with LED Oyster light fitting	5	8	3
	138	Remove existing light fitting and replace with W/P LED Oyster light fitting	3	0	-3
	145	Remove existing light fitting and replace with 600 W/P LED light fitting	0	1	1
	147	Remove existing light fitting and replace with 1200 W/P LED Bitem light fitting	0	3	3
	148	Replace / Supply and Install 1400 dia ceiling fan including controller	0	6	6
	150	Replace / Supply and Install light switch	0	2	2
	151	Replace / Supply and Install double gang combination	5	5	0
	153	Replace / Supply and Install light switch with W/P 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
	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	13	5
	187	Replace / Supply and Install W/P double GPO including wiring	4	2	-2
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	7	7
	203	New SB enclosure. Works include: - File NIW 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
		*** Positive Value - means (Actual requirement is more)			
		*** Negative Value means (Actual requirement is less than what allowed in the scope)			

BUK2118 – HHIP Ngangalala  
Lot #14  
Variation #38 – Replace tiling in WC

Dear Catherine,

Please see Request for Variation #38 to remove and replace old tiles in the WC area at Lot 14 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 (4m<sup>2</sup>), along with strengthening the waterproofing application over the entire floor.

The value of



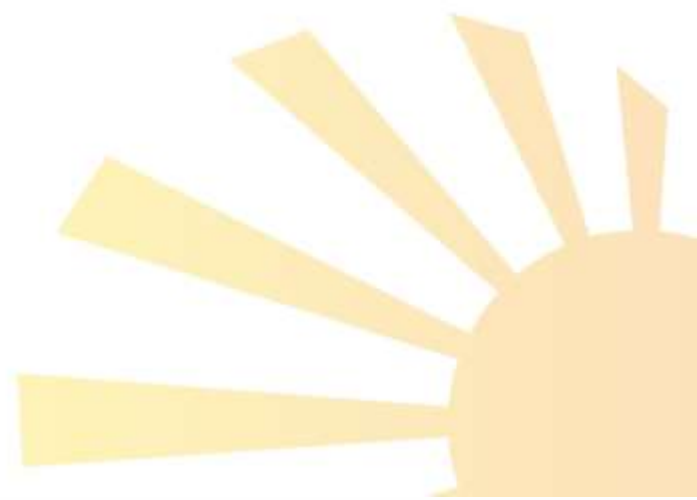


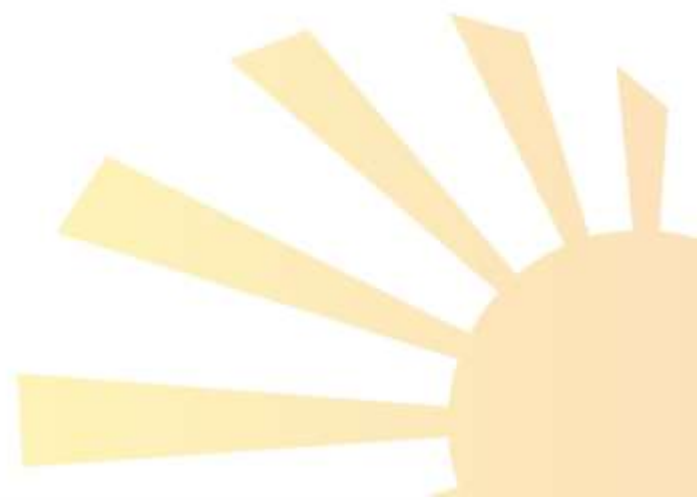
## Visual Progress:

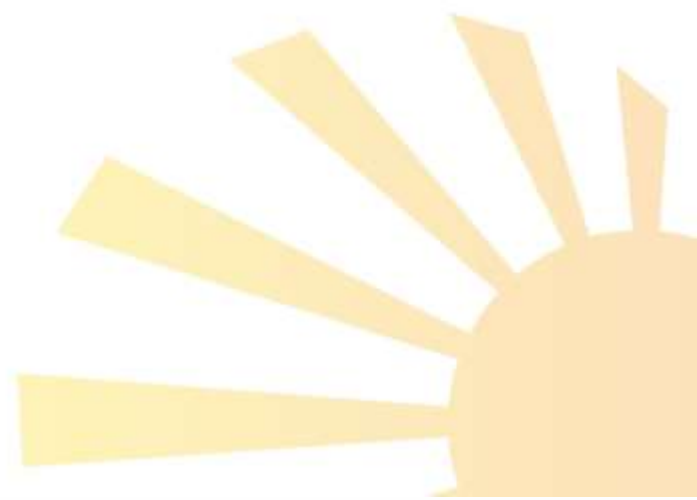
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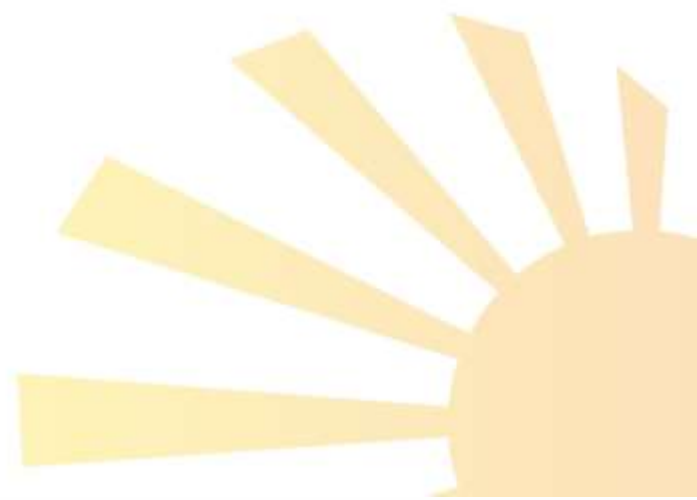


After:

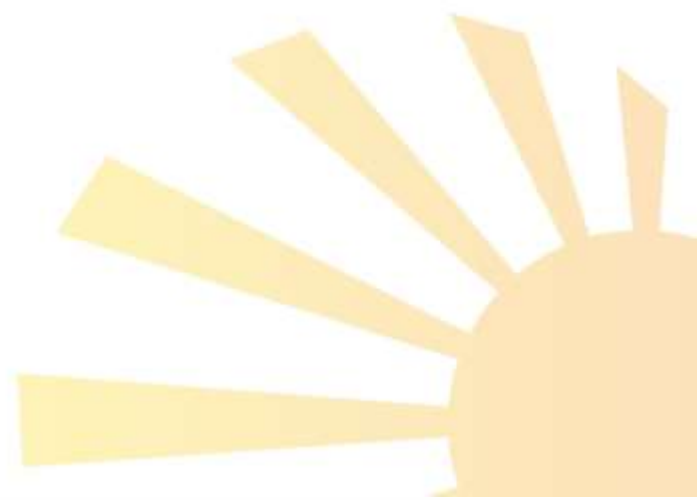


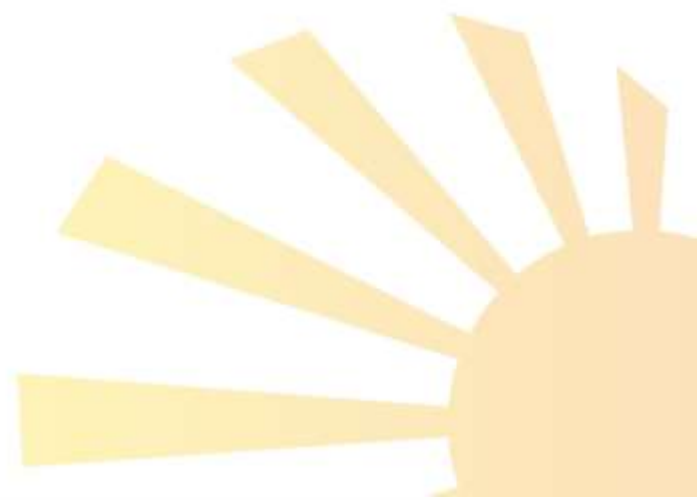


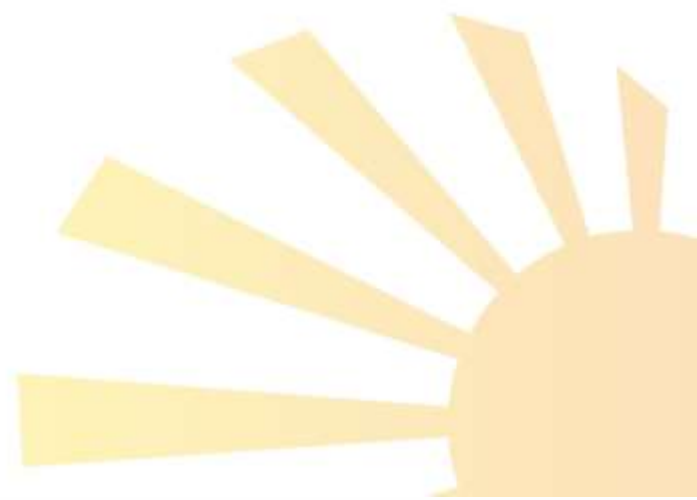






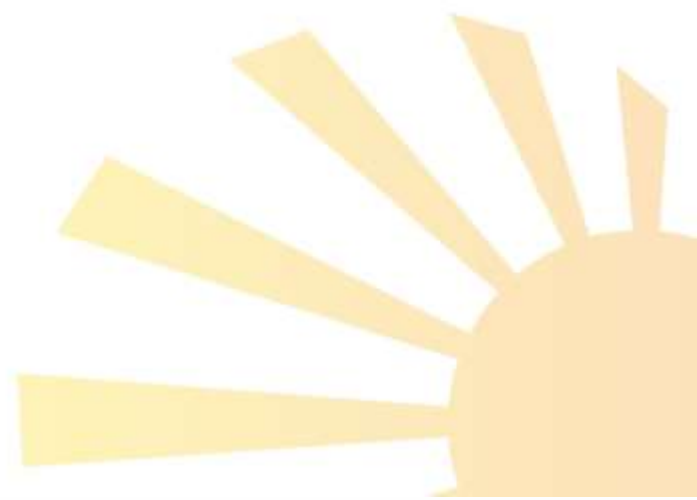




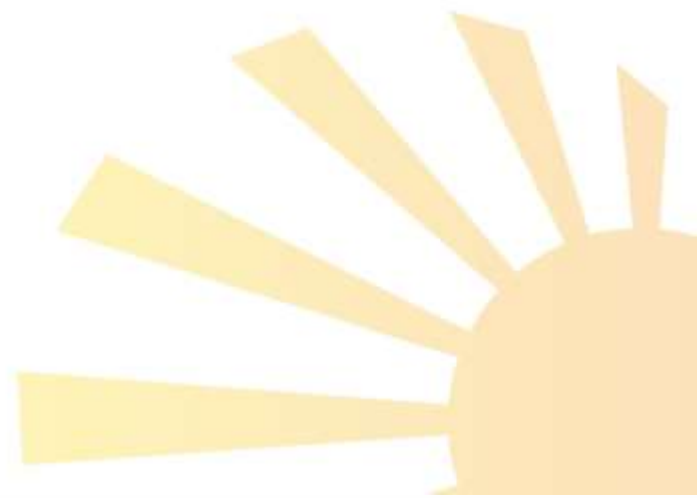


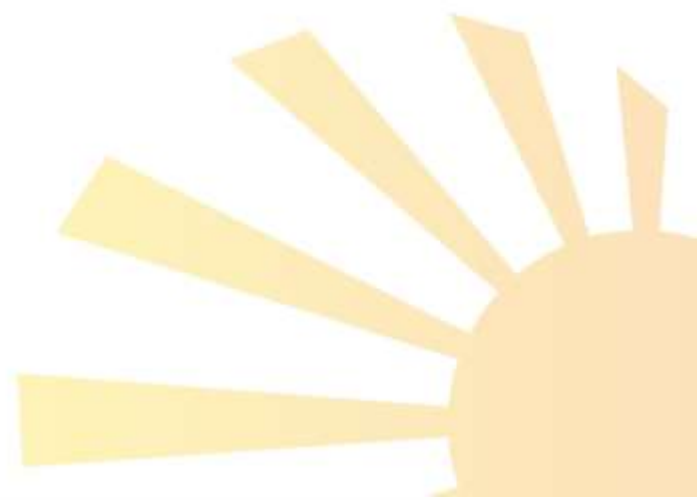












## **Attachments:**

Electrical Certificate of Compliance

Plumbing Certificate of Compliance

Water Proofing Certificate

Serial Number, Warranty & Stove Booklet

