

DINYBULU
REGIONAL SERVICES
RAMINGINING



Proudly part of the ALPA group

HHIPN00006 Ngangalala Housing Upgrades



House 15 - Ngangalala Completion Report

P
M
E
W

08 8944 5961
0458 736 588
Admin.Dinybulu@alpa.asn.au
www.alpa.asn.au/dinybulu

Address: Lot 95 Ganinydja Road, Ramingining, NT 0822
Postal address: GPO Box 3825, Darwin, NT 0801

ABN 40 623 374 304





TABLE OF CONTENTS

Project Summary	3
Visual Progress	8
Attachments	14



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 15
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 15, 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 15, 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 15, 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 15

Scoping date - 05/12/23

Throughout the Dwellings

Exterior Pressure wash (Approximately 142m²)

Internal Pressure wash (Approximately 324m²)

Internal wall painting (Approximately 324 m²)

Ceiling painting (Approximately 129m²)

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 3 step treads front steps

Install 5 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 400mm high to bottom of Building.

Undertake septic audit and provide report

Check, Service and report on Hot Water Service

Lounge/Kitchen

Replace Solid core door + Passage + Vandal Plate (2 Each) + door stop

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

Replace Kitchen Sink mixer with SS mixer.

Replace Kitchen sink Drainage 50mm

Service louver Galleries

Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)

Patch 800 x 800 hole in wall FC Sheet
Bathroom and extra WC (2m x 2.3m)
Replace Solid core door + Privacy set + Vandal Plate (3 Each) + door stop
Demolish Existing Bathroom vanity unit replace with SS wall sink + mixer(SS) + 2 mirror
Patch holes from existing fixtures
New shower SS mixer and rose + soap holder
New tile grate to shower floor
New toilet (2 Each)
Service louver galleries

Laundry

Replace Laundry sink mixer with stainless steel mixer
Replace splash back approx. 400m x 1800mm stainless steel
Replace Solid core door + Entrance set + Vandal Plate

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate + door stop
Patch 800 x 800 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
Patch 800 x 800 hole in wall FC Sheet
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)

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)



DINYBULU
REGIONAL SERVICES
RAMINGINING



- 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 ok structural condition.

The biggest job will be painting and clean.

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





DINYBULU
REGIONAL SERVICES
RAMINGINING



Approved Variations



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 15
Variation #07

Please find the below variation for the additional identified electrical works for Lot 15 Ngangalala.

See page 2, for the breakdown costs.

The variation value is [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:



Lounge

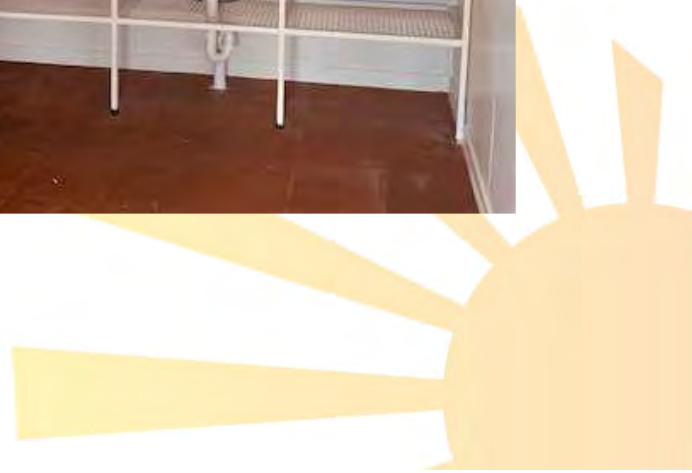




DINYBULU
REGIONAL SERVICES
RAMINGINING



Kitchen





DINYBULU
REGIONAL SERVICES
RAMINGINING

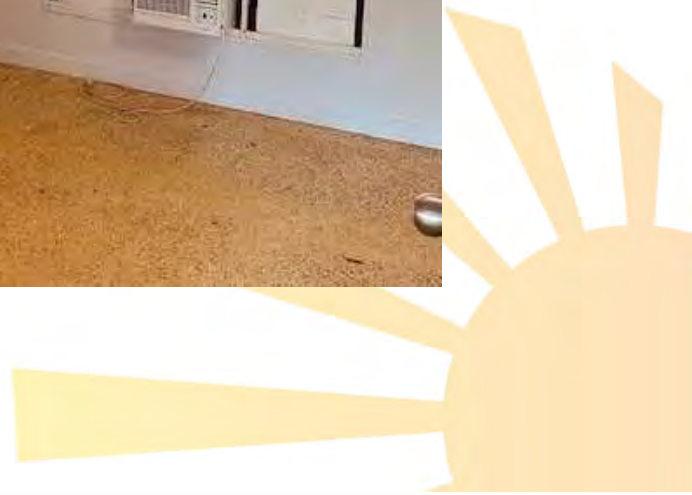


Proudly part of the ALPA group

Bedroom 1



Bedroom 2



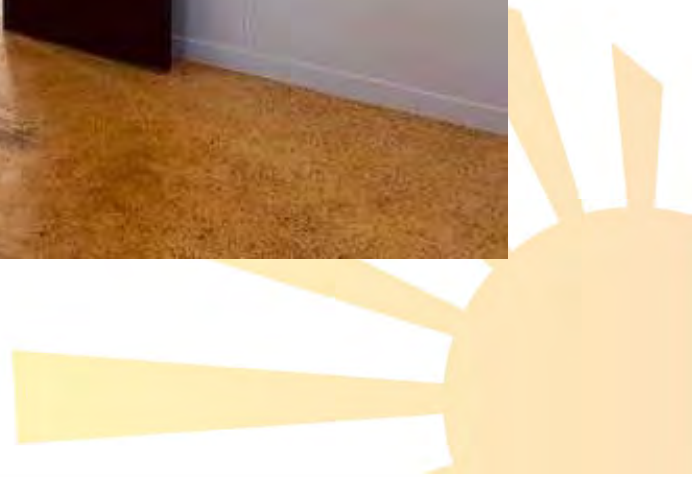


DINYBULU
REGIONAL SERVICES
RAMINGINING



Proudly part of the ALPA group

Bedroom 3





DINYBULU
REGIONAL SERVICES
RAMINGINING



Bathroom





DINYBULU
REGIONAL SERVICES
RAMINGINING



Toilet



Laundry





DINYBULU
REGIONAL SERVICES
RAMINGINING



Proudly part of the ALPA group



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

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

OPTION 2 - Install new gravity fed system – This will eliminate the need for a pump system to pump the water up to the current absorption trench located above the natural ground level. This option although more expensive will require less maintenance and upkeep as having a pump system installed
Past installations of a similar nature for works were completed for a value of \$ [REDACTED]



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

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

