



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



## HHIPN00006 Ngangalala Housing Upgrades

# House 2 - 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 2
Contract No:	HHIPN00006
Completion Date:	18 April 2024

## Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 2, 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 2, Ngangalala commenced 18<sup>th</sup> March 2024 and was completed on the 18<sup>th</sup> April 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 2, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

## SCOPE:

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

### **Throughout the Dwellings**

Exterior Pressure wash (Approximately 138m<sup>2</sup>)

Internal Pressure wash (Approximately 178m<sup>2</sup>)

Internal wall painting (Approximately 178 m<sup>2</sup>)

Ceiling painting (Approximately 76m<sup>2</sup>)

Doors and frames to paint (7 Each)

Replacing 600mm Louver blades (20 Each)

Replacing 600 x 1800 louver galleries (4 Each)

### **Exterior**

Pressure Clean

Re fix external cladding in multiple locations (Approximately 10 m<sup>2</sup>)

### **Lounge/Kitchen**

Replace Solid core door + Entrance set + Vandal Plate (2 Each)

Replace Kitchen Sink mixer with SS mixer.

New 600 w x 1200 L long free-standing stainless bench for kitchen

Service louver Galleries

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

Patch 1000 x 1000 hole in wall FC Sheet (4 Each)

### **Bathroom/Laundry**

Replace Solid core door + entrance set + Vandal Plate.

Replace Solid core door + Privacy + Vandal Plate (2 Each)

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

Replace wall sheeting with 6mm FC Sheet

Tile floor area of WC, shower and laundry area

Tile walls of shower and vanity.

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

New laundry Tub and mixer add washing machine cox

### **Bedroom 1**

Replace Solid core door + Privacy set + Vandal Plate.

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.

Patch 800 x 800 hole in wall FC Sheet

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)



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## Approved Variation/s



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

Email: [info@bukmak.com.au](mailto:info@bukmak.com.au)  
Milingimbi-Ramingining-Gallwinku-Gapuwiyak

Date: 9 April 2024

Dinybulu Regionals Services  
BUK2118 – HHIP Ngangalala  
Lot #02  
Variation #13

Variation to Lot #02 request:- For replacement of damaged/aged bathroom fixtures & fittings.

The items to be replaced are shower rail & curtain, towel rail, stainless steel shelving, coat hooks, toilet roll holder and door weather seal.

The value of Variation #1 [REDACTED]

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

*Terms: This quote is valid for acceptance for 14 days from the above-mentioned date.*

Kind regards,

Steve Roberts  
Commercial Manager





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## Visual Progress:

Before:



After:





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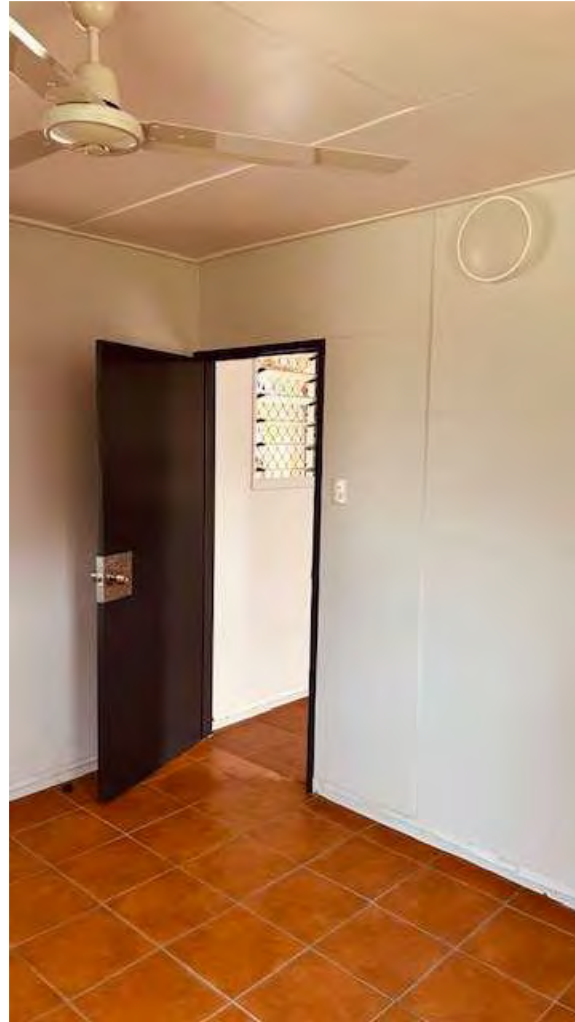


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## **Attachments:**

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





## Septic Audit Report & Quote

LOT 2

VO 09 - Septic Repairs to Lot 2

Note :

(A). The drainage component of the Septic system is in poor condition and will require excavation to replace what is believed to be a broken section of pipe between the house and the septic pit.

(B). However, the pump system is in good condition.

Current Photos of Lot 2 Septic System



**OPTION 1 - Replace Broken Section of pipe from the house to the pump pit.**



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

(A) M... ..

