



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



**HHIPN00006 Ngangalala Housing Upgrades**

# House 3 - 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 3
Contract No:	HHIPN00006
Completion Date:	13 June 2024

## Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 3, 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 3, Ngangalala commenced 12<sup>th</sup> May 2024 and was completed on the 13<sup>th</sup> June 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 3, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

SCOPE:





## Ngangalala

### House 3

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 (38 Each)

Replacing 600 x 1800 louver galleries (8 Each)

#### Exterior

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

House shows signs of "concrete cancer" Solution Drill dowels every 600mm and create mowing strip 300mm wide x 36.3 L/M

Allow to remove 3 x 12m tree's overhanging house

#### Lounge/Kitchen

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

Replace Kitchen Sink mixer with SS mixer

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)



### Approved Variation/s

Please see Request for Variation #21 for the remove and place laundry ceiling at Lot 03 Ngangalala.

The value of Variation # [REDACTED]

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

Please see Request for Variation #23 for the repair to a portion of deteriorated concrete slab of Lot 3 Ngangalala.

The value of Variation # [REDACTED]

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

Please see Request for Variation #24 for Extra Electrical work required at Lot 03 Ngangalala.

The value of Variation # [REDACTED]

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





LOT 3					
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	6	1
	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	3	3
	147	Remove existing light fitting and replace with 1200 W/P LED Bitem light fitting	0	1	1
	148	Replace / Supply and install 1400 dia ceiling fan including controller	0	4	4
	150	Replace / Supply and install light switch	0	2	2
	151	Replace / Supply and install double gang combination	5	2	-3
	152	Replace / Supply and install 3 gang light switch (2 light, 1 fan) combo	0	2	2
	153	Replace / Supply and install light switch with W/P light switch	3	1	-2
GENERAL WORKS	174	Electrician	0	0	0
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	6	6	-2
	186	Replace / Supply and install double GPO cover	0	9	9
	187	Replace / Supply and install W/P double GPO including wiring	4	1	-3
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
	194	Relocation stove isolator or outlet wiring away from stove in wall cavity to suit and move isolator away from stove top or outlet in behind stove when conduit does not need to be removed.	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	4	4
	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
HWS	214	Replace / Supply and install isolation switch for electrical HWS including wiring	0	1	1

## Visual Progress:

Before:



After:





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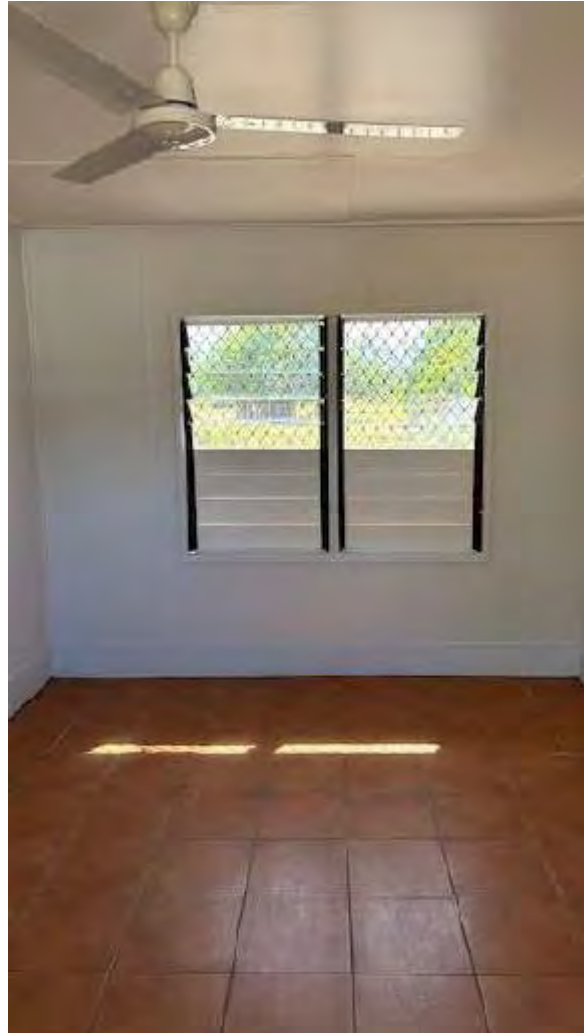




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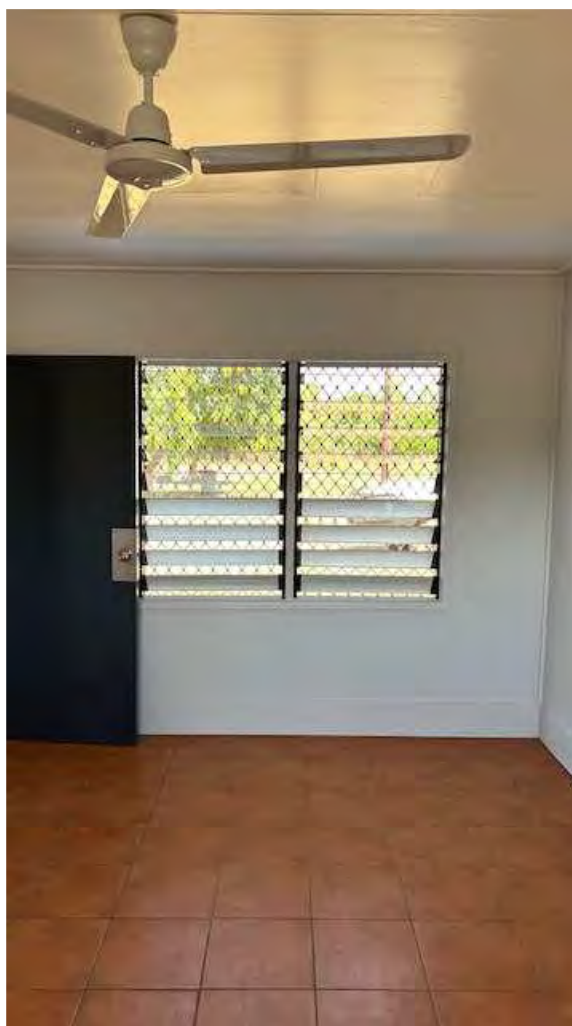




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#### SEPTIC SYSTEM:

This inspection report presents an assessment of the septic system installed at Lot 3, focusing on its operational status and compliance with regulatory requirements. The inspection, conducted on 11/6/24, aimed to evaluate the functionality and condition of the septic system to ensure proper waste management on the property.

The septic system at Lot 3 is identified as a Gravity soakage system, designed to facilitate the efficient disposal of wastewater through natural filtration processes.

The inspection revealed that the septic system is currently operating as required, fulfilling its intended function of managing wastewater disposal from the property.

Based on the findings of the inspection, no further action is deemed necessary regarding the septic system at Lot 3. It is recommended to continue regular monitoring and maintenance practices to uphold the system's efficiency and longevity.

In conclusion, the Gravity soakage septic system at Lot 9 was found to be compliant with operational requirements, effectively managing wastewater disposal on the property. With no identified issues or concerns, no further action is warranted at the present time. Continued adherence to maintenance practices will ensure the continued functionality and performance of the septic system.

