



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 7 - Ngangalala Completion Report



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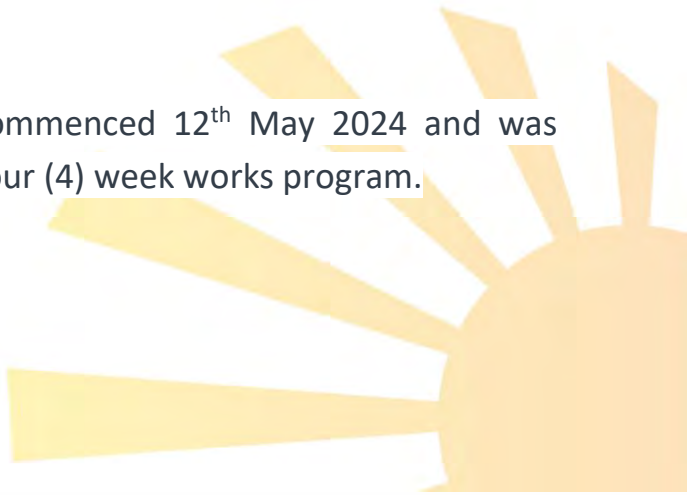
Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 7
Contract No:	HHIPN00006
Completion Date:	13 June 2024

Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 7, 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 7, Ngangalala commenced 12th May 2024 and was completed on the 13th 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 7, 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 7

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 (20 Each)

Replacing 600 x 1800 louver galleries (4 Each)

Exterior

Pressure Clean

Replace complete stairwell rear + 3 x step treads

Remove and Replace 12m x 3 Bearers 150 x 50

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

Demo existing deck x1

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

New 2 tier handrail 42.9 L/M

Install 15 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of building

Replace ORG cover

Lounge/Kitchen

Replace Solid core door + Entrance set + Vandal Plate

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
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 with 19mm FC Sheet
Tile Complete shower wall and floor and splash back to sink area
New shower taps 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

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.
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.
Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 3

Service Louver Galleries
Replace Fly Screen Mesh (allow 1800 x 2000)

Bedroom 4

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)

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.





Approved Variation/s

Painting of the lounge/kitchen in the 'NTG yellow', as they have a family members body returning to community on the 28/6.

The remaining internal painting of the bedrooms and bathroom etc. to remain the same.

The value of the Request for Variation # [REDACTED]

Please see Request for Variation #22 for the repair to the damaged pipe under the kitchen of Lot 7 Ngangalala.

The value of V [REDACTED]

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

Please see Request for Variation #28 for repair works to the Solar Hot Water unit required at Lot 07 Ngangalala.

The value of Variation #2 [REDACTED]

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

Please see Request for Variation #26 for Extra Electrical work required at Lot 07 Ngangalala.

The value of Variation # [REDACTED]

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





LOT 7

Category	Irem 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
	142	Replace / Supply and Install 600mm W/P light cover	0	1	1
	143	Replace / Supply and Install 1200mm W/P light cover	0	5	5
	145	Remove existing light fitting and replace with 600 W/P LED light fitting	0	0	0
	148	Replace / Supply and Install 1400 dia ceiling fan including controller	0	6	6
	150	Replace / Supply and Install light switch	0	12	12
	151	Replace / Supply and Install double gang combination	5	2	-3
	153	Replace / Supply and Install light switch with W/P light switch	3	0	-3
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
	180	Replace / Supply and Install earth stake cover	0	1	1
	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	0	-8
	186	Replace / Supply and Install double GPO cover	0	9	9
	187	Replace / Supply and Install W/P double GPO including wiring	4	3	-1
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	8	8
	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	212	Replace / Supply and Install isolation switch for Solar HWS including wiring	0	1	1



Visual Progress:

Before:



After:





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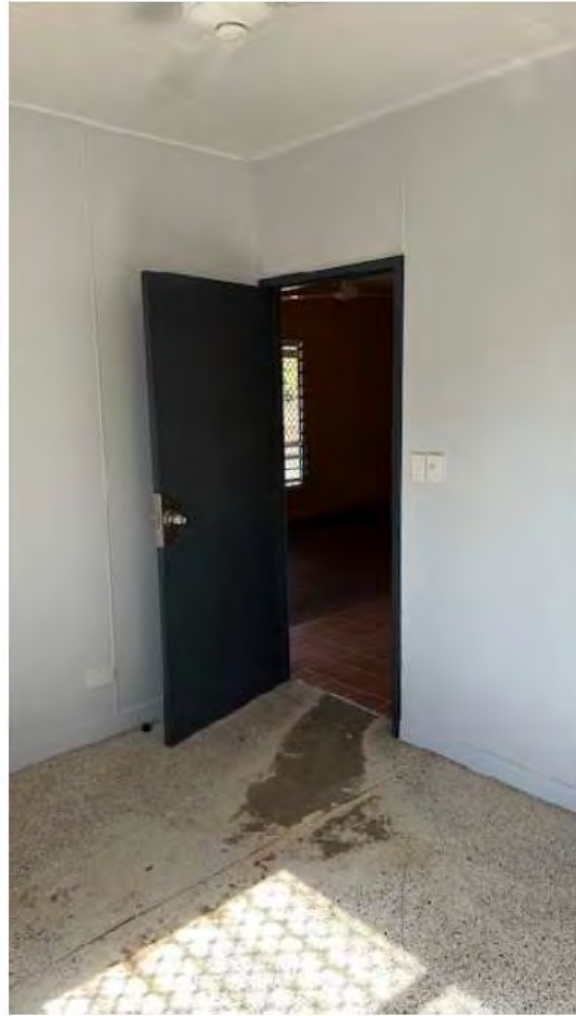




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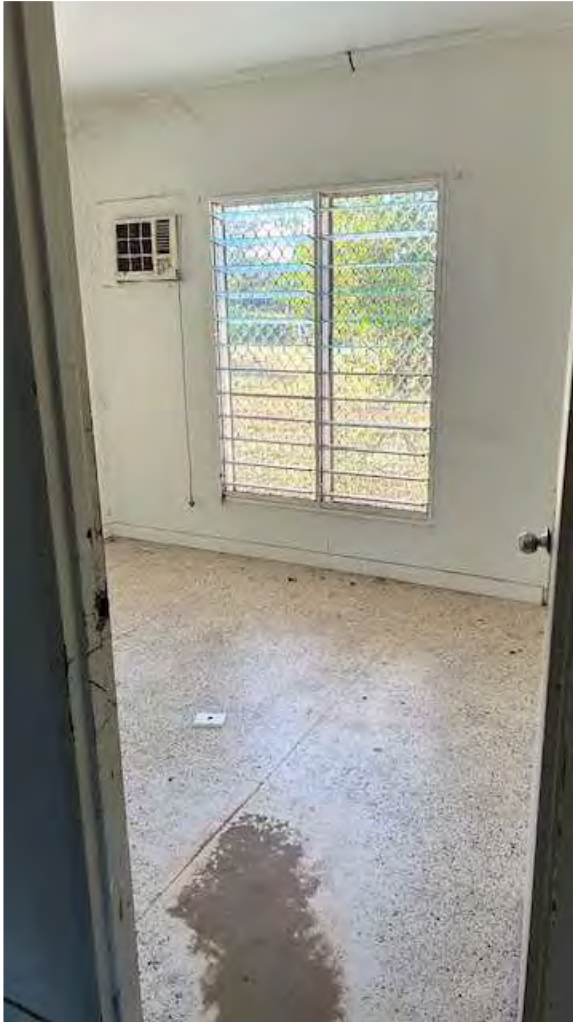




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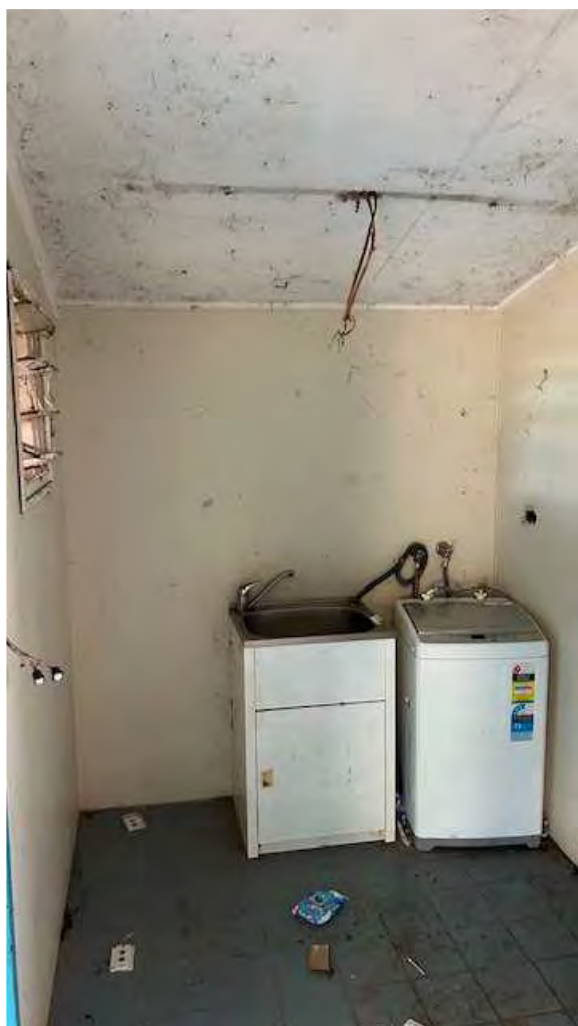




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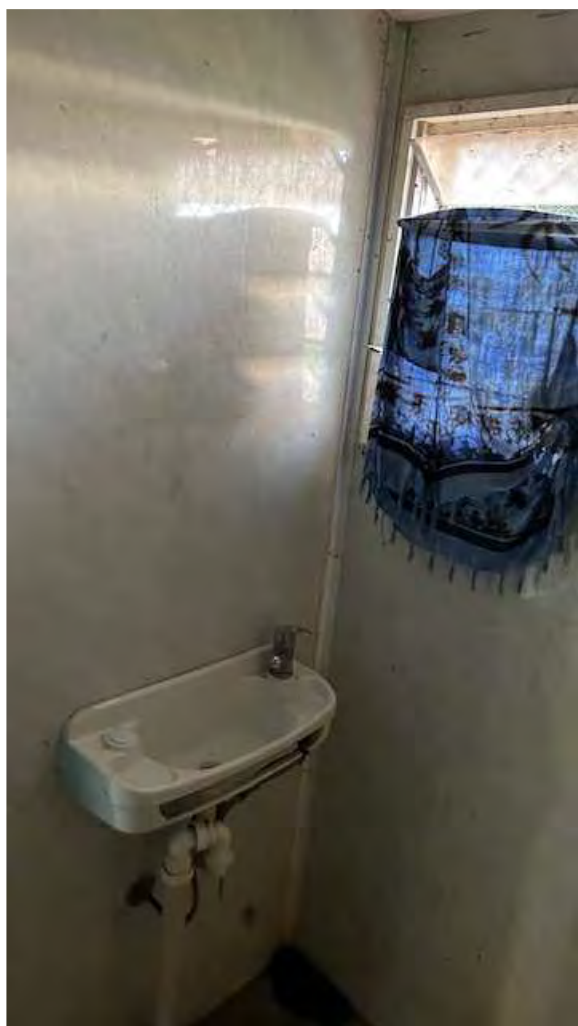




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Attachments:

Electrical Certificate of Compliance

Plumbing Certificate of Compliance

Water Proofing Certificate

Serial Number, Warranty & Stove Booklet

