



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 8 - Ngangalala Completion Report



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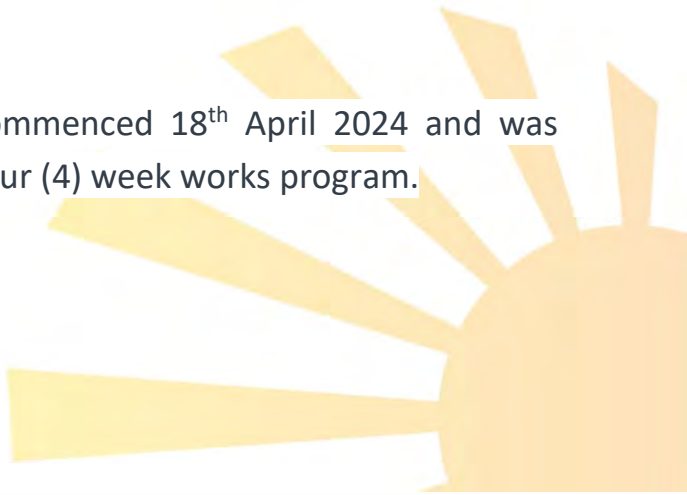
Service Provider:	Dinybulu Regional Services
Contact Details:	Catherine Main
ABN:	BUKMAK Constructions 53 374 103 051
Contractor Accreditation Limited (CAL) Registration Number:	D-6-18229-08-24
Community ID:	542
Asset No:	Lot 8
Contract No:	HHIPN00006
Completion Date:	13 May 2024

Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 8, 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 8, Ngangalala commenced 18th April 2024 and was completed on the 13th May 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 8, 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 8
Scoping date - 05/12/23**

Throughout the Dwellings

Exterior Pressure wash (Approximately 127m²)
Internal Pressure wash (Approximately 285m²)
Internal wall painting (Approximately 285 m²)
Ceiling painting (Approximately 104m²)
Doors and frames to paint (6 Each)
Replacing 600mm Louver blades (18 Each)
Replacing 600 x 1800 louver galleries (4 Each)

Exterior

Pressure Clean
Replace 6 step treads
Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS
Remove and Replace 12m x 6 Bearers 150 x 50
Remove and Replace 12m x 10 joists 100 x 50 RHS
Demo existing deck
New deck/ floor for new bathroom 4x7 19 FC Sheet to deck
New 2 tier handrail 5 L/M
Replace 1 Diamond Mesh Screen 1800 x 1200 (White)
Install 38 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 300mm high to bottom of building.

Lounge/Kitchen

Replace Solid core door + Passage + Vandal Plate - kitchen
Replace Solid core door + Entrance + Vandal Plate – lounge (2 Each)
Replace Kitchen Sink mixer with SS mixer.
Service louver Galleries
Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)
Replace 10m² Internal floor FC Sheet



Bathroom 2m x 2m

Replace Solid core door + Privacy set + Vandal Plate
Demolish Existing Bathroom fixtures and replace with SS wall sink + mixer (SS) + mirror
Patch holes from existing fixtures
New shower taps and rose + soap holder
New toilet
Re tile and waterproof shower and floor
Install 2 grab rails in shower
Service louver galleries

Laundry Outdoor

Replace Laundry sink mixer with stainless steel mixer
Plum new sink and washing machine taps to new bathroom wall
Install new laundry tub and SS mixer to new wall

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate
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

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 has structural works needed underneath the existing structure as identified in the scope.
A roof sheet inspection will be required and will be a variation if replacement needed.



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Approved Variation/s

BUK2118 – HHIP Ngangalala
Lot #08
Variation #18 – Extra Electrical Works

Dear Catherine,

Please see Request for Variation #18 for Extra Electrical work required at Lot 08 Ngangalala.

The value of Variation #18 is [REDACTED]

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

Terms: This quote is valid for acceptance for 30 days from the above-mentioned date.





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Visual Progress:

Before:



After:





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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

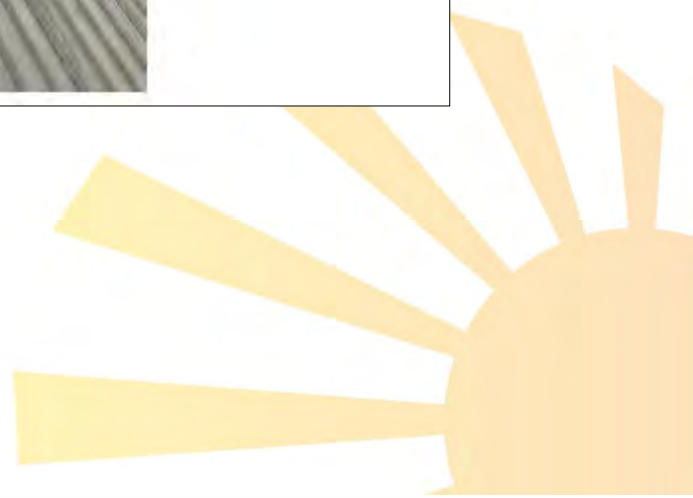
LOT 8 Nanagalala Solar and Septic system report

Solar:

The Solar hot water system at lot 8 is currently working and is in good condition.

The expected life span of the current Solar system on house is approximately 5 - 10 years.

The community wide water pressure issue is a factor as to why the Solar is not operating at maximum capacity and pressure.





SEPTIC SYSTEM:

The septic system at lot 8 is a Gravity soakage system and is currently operating as required.

No further action is required on the septic system.

