



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades



House 9 - Ngangalala

Completion Report

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W

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

ABN 40 623 374 304





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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 9
Contract No:	HHIPN00006
Completion Date:	18 April 2024

Project Summary – House 9

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 9, 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 9, Ngangalala commenced 18th March 2024 and was completed on the 18th 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 9, 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 136m²)

Internal Pressure wash (Approximately 289m²)

Internal wall painting (Approximately 289 m²)

Ceiling painting (Approximately 120m²)

Doors and frames to paint (7 Each)

Replacing 600mm Louver blades (24 Each)

Replacing 600 x 1800 louver galleries (4 Each)

Exterior

Pressure Clean

Replace 3 x step treads Front

Replace complete stairwell Rear + 3 step treads

Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS.

Remove and Replace 12m x 7 Bearers 150 x 50

Remove and Replace 12 m x joists 100 x 50 RHS

Demo existing deck x2

New deck 10.6 x 4m Mod Wood Deck (Front)

New deck 2 x 1.8 m Mod Wood Deck (Rear)

New 2 tier handrail 18.6 L/M

Replace 1 Diamond Mesh Screen 1200 x 1000 (White)

Install 42 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 400mm high to bottom of Building.

Lounge/Kitchen

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

Replace 16 x 200 x 200 Terracotta Floor tiles

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 wall sheeting with 6mm FC Sheet, Floor 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)

Laundry/Rear Deck 2m x 1.8 m

Replace Laundry sink and tapware 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)

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 0601
Email: info@bukmak.com.au
Milingimbi-Ramingining-Galiwinku-Gapuwiyak

Date: 9 April 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot #09
Variation #14

Variation to Lot #09 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 [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
Bukmak Constructions





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

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

Date: 10 April 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot #09
Variation #11

Please see below details for the Request for Variation to Lot #09 for a Concrete step landing slab to the stairs.

Note:

- (A) There is no concrete landing at the front and rear stairs which we recommend to have in place
- (B) We recommend 1200mm x 750mm concrete landing slab 100mm thick to meet BCA compliance
- (C) Please refer to the photos below



The value of the Request for Variation #11 [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
Bukmak Constructions



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

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

Date: 11 April 2024

Dinybulu Regionals Services
70 O'Sullivan Circuit
East Arm, NT 0822

BUK2118 – HHIP Ngangalala
Lot #09
Variation #12

Hi Catherine,

Housing upgrade progress is continuing at Lot 9 Ngangalala.

Once furniture has been removed from within Lot 9 Ngangalala it has highlighted additional broken floor tiles, primarily in the Kitchen and living room areas.

The initial scope noted to replace 16 tiles, however this has now been identified as 45.

Upon closer site investigation, it has now been identified the existing tiles have been fixed directly to the plywood floor with a cement based adhesive with no underlay provided.

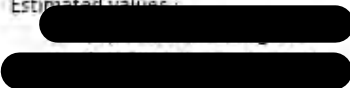
This is likely the cause of tile breakage due to the flexible timber substrate and not using a latex or flexible based adhesive for the tiles to facilitate flexing with the subfloor.

We also advise that the supply of terracotta-coloured tiles is very limited with both colour and sizing being difficult to match the existing

To rectify we see 2 options;

1. Provide additional tiles to colour match but will be quite different and will result in a "patchwork" finish due to sizing and colour difference within the available tiles at suppliers.
2. Remove the entire living room area floor tiles, supply apply underlay, supply rejay new tiles to the area, Approx 48m².

Estimated values:





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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

