



Milingimbi & Outstations Progress Resource Aboriginal Corporation

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Completion Report for Houses 1 through 4 1st October 2024

Langarra Outstation – Agreement HHIPN00005

Service provider : MOPRA
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Project Overview:

This report details the works completed by MOPRA for Houses 1, 2, 3, and 4 (transitional) based on the scope of work provided previously in the scoping document. All items listed under each house have been completed, ensuring compliance with the project's construction and safety standards.

Please note that the project has been broken into three phases and this report pertains to phase one.

Phase one - underway - encompasses the initial scoping document (and initial budget) and has been completed for houses one through four as laid out in this report. Work continues and has commenced on the remaining three houses

Phase two (made possible after the variation) is the upgrading of the solar systems on each house and the application of solar reflective insulating paint to the rooves and will commence on 1/10/2024. Four houses will be completed in the 2024 calendar year and the remainder in the 2025

Phase three will be the overhaul and upgrade of the water supply with the replacement of pipes from the remote solar bore to the water towers and the replacement of tank fittings, the completion of new supply lines to each house and plumbing at each house. This work is likely to occur in 2025

House 4 (Transitional)

Date works commenced: 14/5/24

Date works completed: 20/6/24

Works completed

1. Exterior:

- Repair and replace all rusted-out stumps/columns.
- Attach new columns to concrete footings.
- Lift house structure and place new floor bearers, joists, cleats, and bolts.
- Remove and rebuild complete front deck
- remove all existing rusted out purlins and replace with box
- replace subfloor and decking with 19mm cement sheet
- rebuild stairs and adjust handrails to suit
- paint new decking and rails
- Remove and replace veranda beam.
- Replace front wall top plate.
- Remove and replace all external cladding showing signs of deterioration.
- Expose framing and replace all rusted studs and framing
- Rust treat, prime, and paint all framing and other steel work.
- Replace rusted vermin mesh.
- Replace window awnings and the back edge of the deck roof.
- Stain rafters and purlins of the front veranda.
- Remove and replace window awnings
- Replace back edge of deck roof

2. Other Repairs:

- Remove and replace all door jambs, doors, security plates and locks
- Repair or replace all damaged window galleries and louvres
- Replace fly screens with Crimsafe security screens.



Conclusion

The detailed scope of work for all four houses has been completed other than the planned cell foam insulation of deck areas. Instead of this item it was decided the whole roof will be painted with Heat reflective paint and this will occur as part of phase two of the works, to be completed along with the installation of the new solar systems. Key repairs, including significant structural repairs and reinforcements, exterior cladding, roofing, and decking upgrades were made to ensure the buildings are safe, and structurally sound and will hopefully be usable for another 20 years or more with appropriate maintenance.

Houses one, two, three and four now ready for occupancy.

In the next few weeks these houses will have new solar systems installed.

Work is continuing and moving onto houses five, six and seven as per the scope.