



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



**HHIPN00006 Ngangalala Housing Upgrades**

# House 3 - Ngangalala Completion Report



**P  
M  
E  
W**

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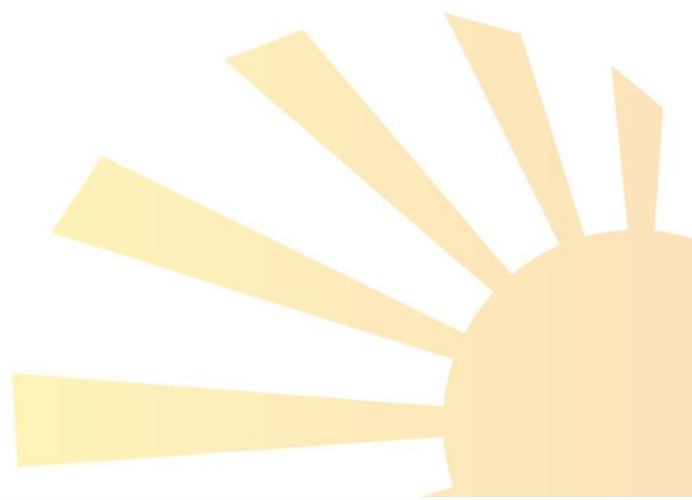
ABN 40 623 374 304





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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 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.

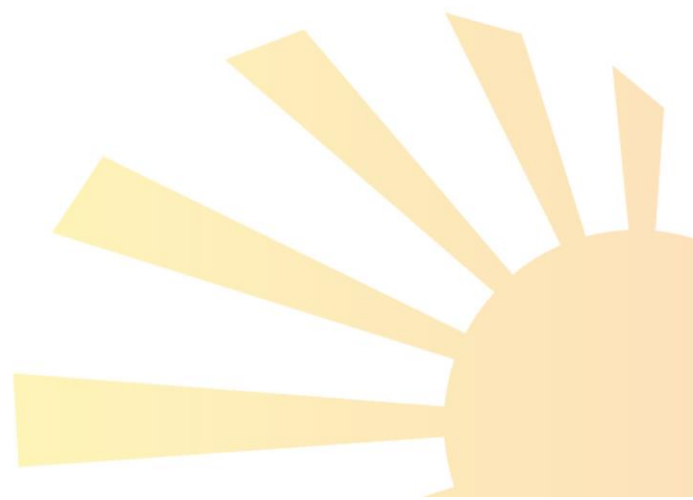
The works have been completed in accordance with the submitted scope of works and saw the final product delivered to the high quality expected by our customer and community.

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

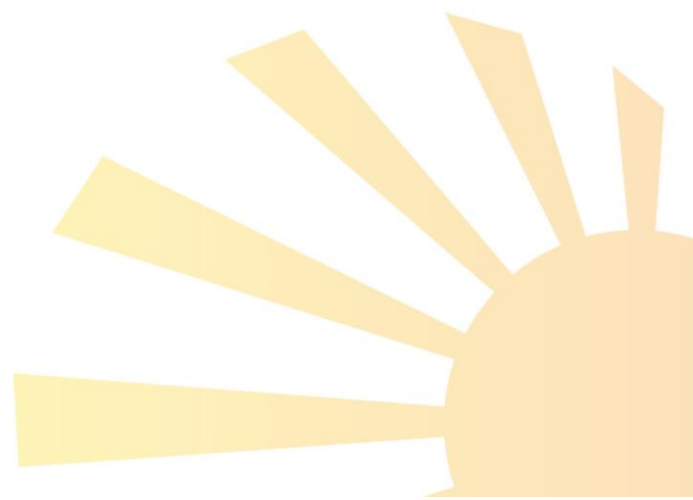
Tile floor area of WC, shower and laundry area

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)

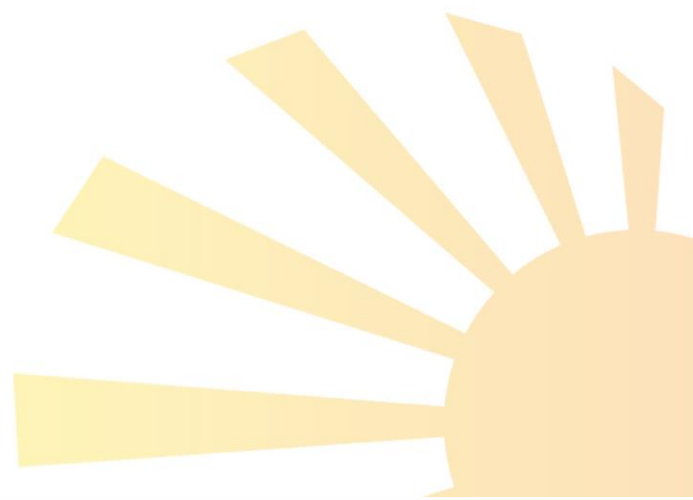
#### **Bedroom 2**

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 #21 is \$1,997.00 excl GST**

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.

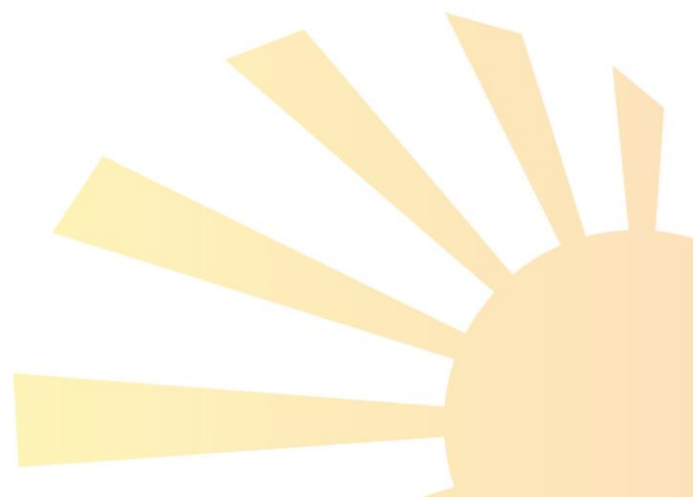
**The value of Variation #23 is \$3,563.00 excl GST**

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 #24 is \$3,944.00 excluding GST**

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

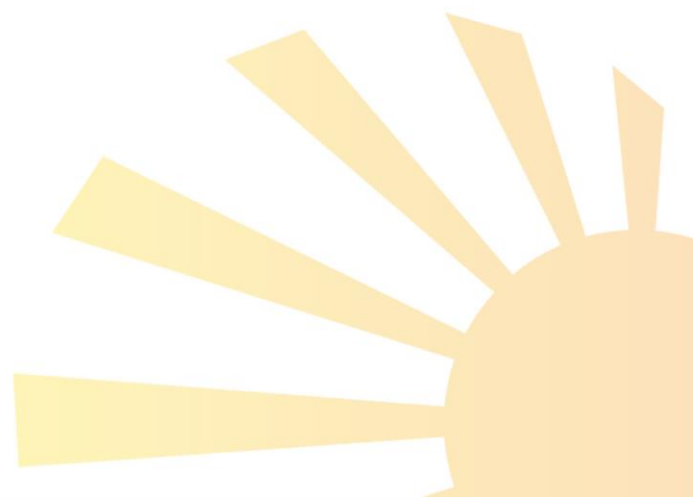


## Visual Progress:

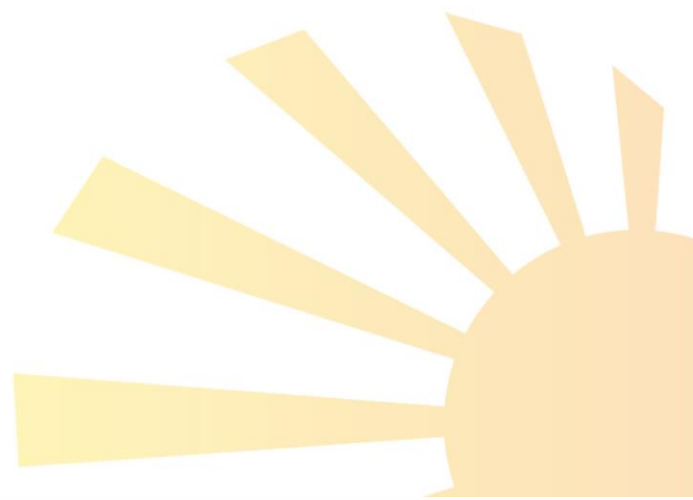
Before:

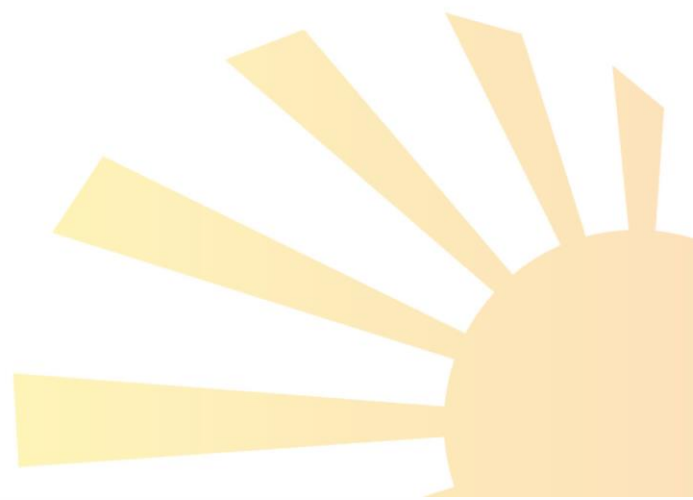


After:

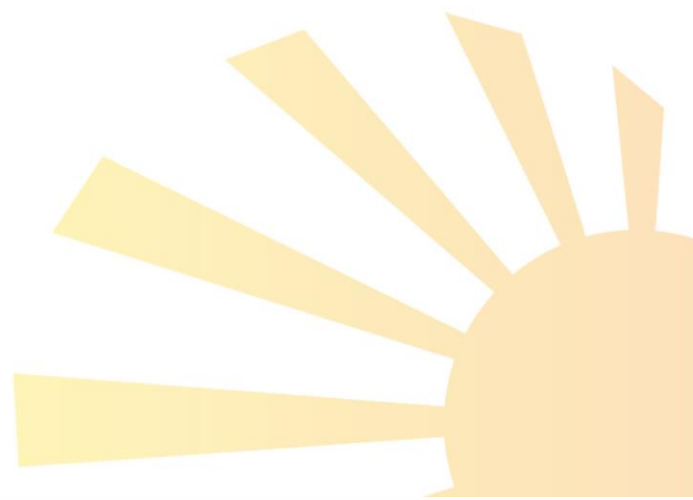




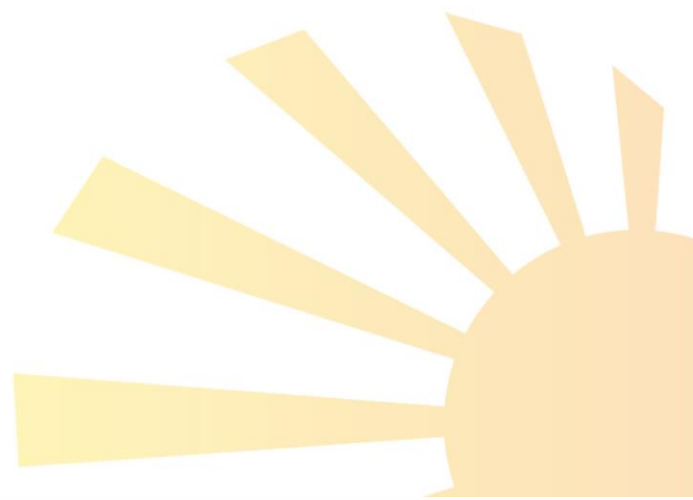










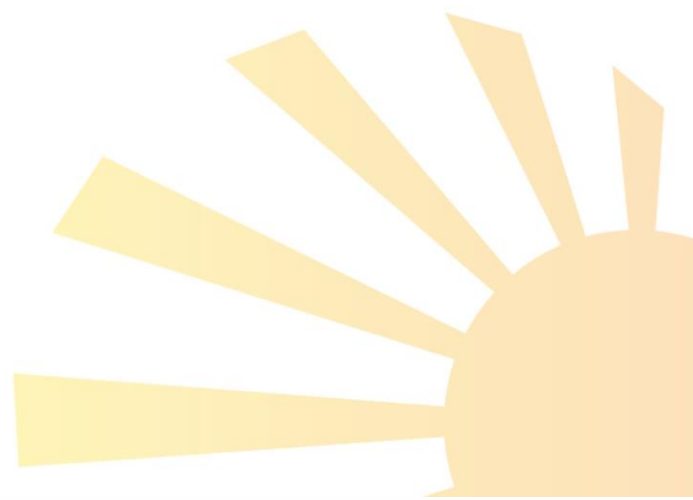




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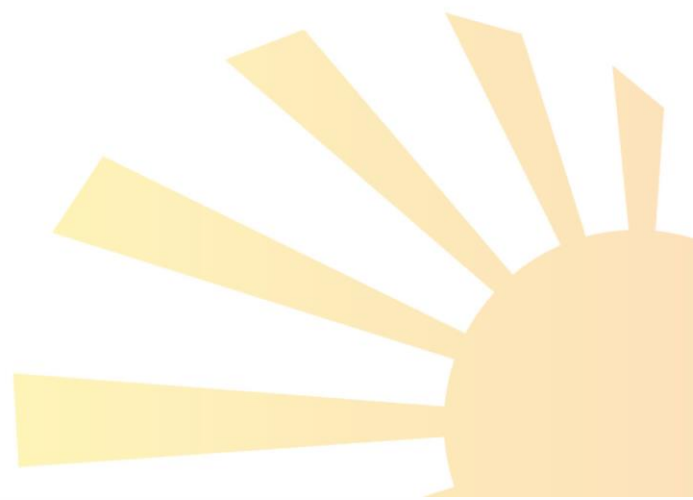




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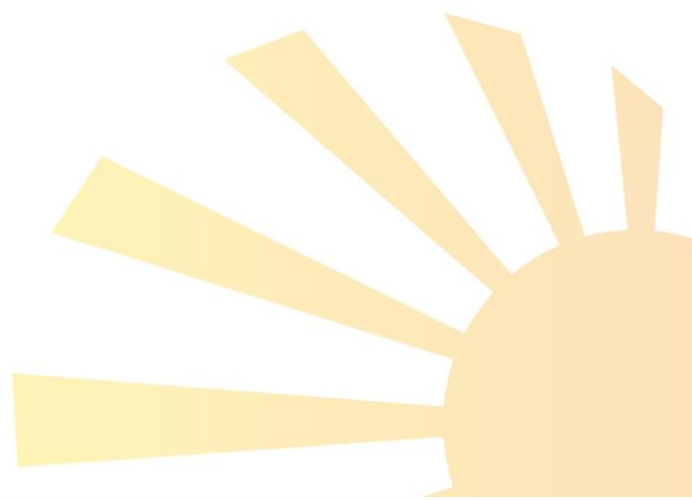




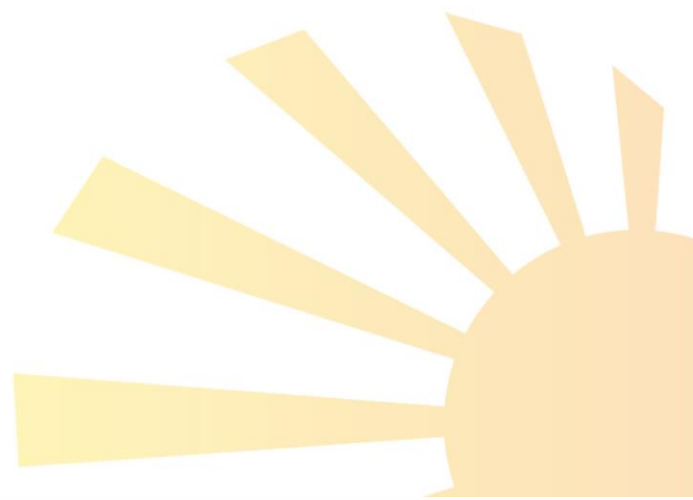
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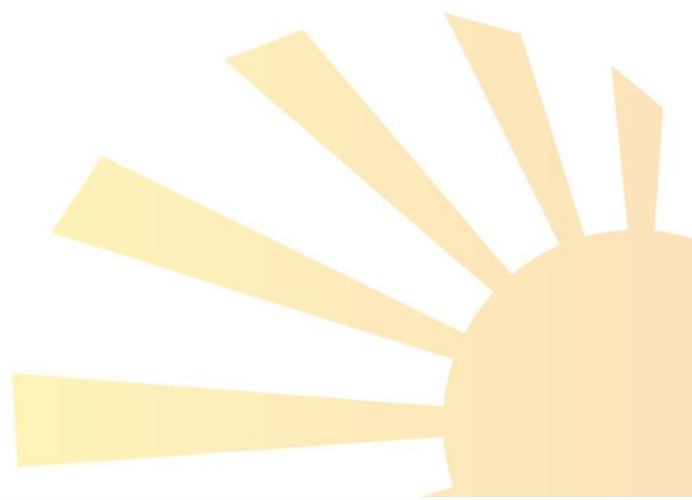


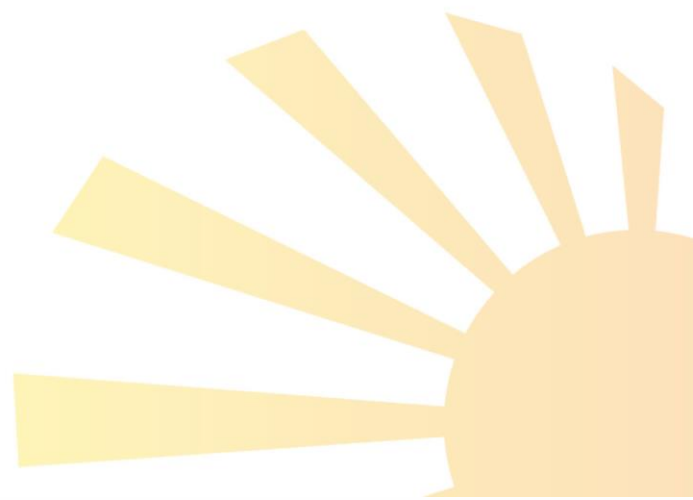
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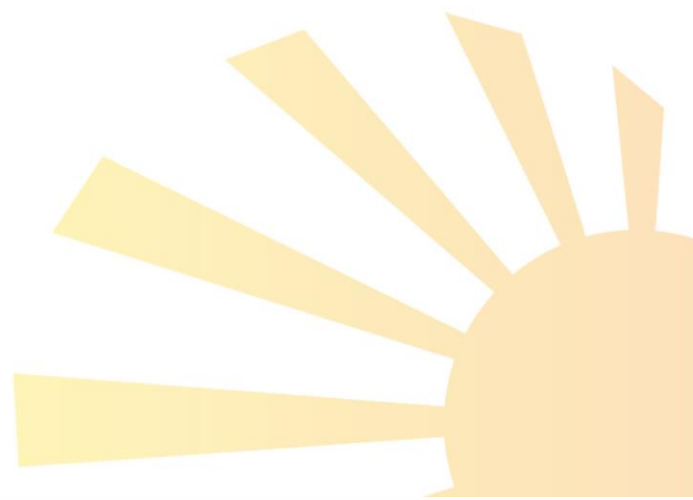
















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## **Attachments:**

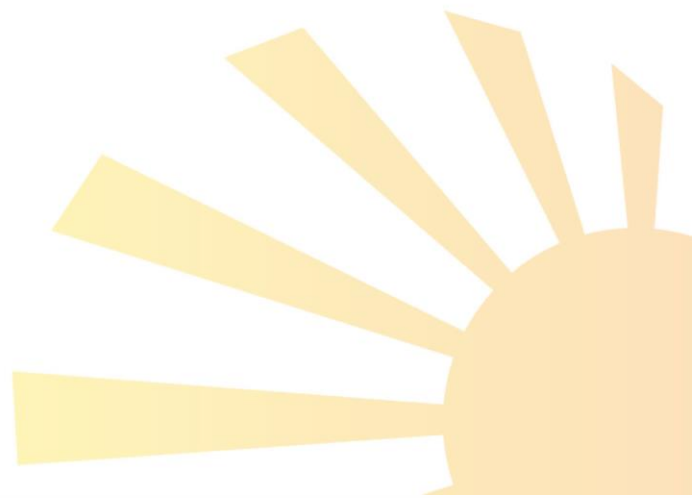
Electrical Certificate of Compliance

Plumbing Certificate of Compliance

Water Proofing Certificate

Serial Number, Warranty & Stove Booklet

HHIP representative signoff on completed scope





## Septic Audit Report & Quote

### HHIP – Ngangalala – Solar and Septic System Report

Date: 11<sup>th</sup> June 2024

Inspector: Gary Logan

#### Solar Hot Water System

This inspection report provides a detailed evaluation of the solar hot water system installed at Lot 3, focusing on its current functionality and condition. The examination was conducted on 11/6/24 to assess the performance of the system and identify any underlying issues impacting its operation.

The solar hot water system at Lot 3 was found to be operational, albeit with limitations. It is currently functioning at a fair level, providing hot water as intended.

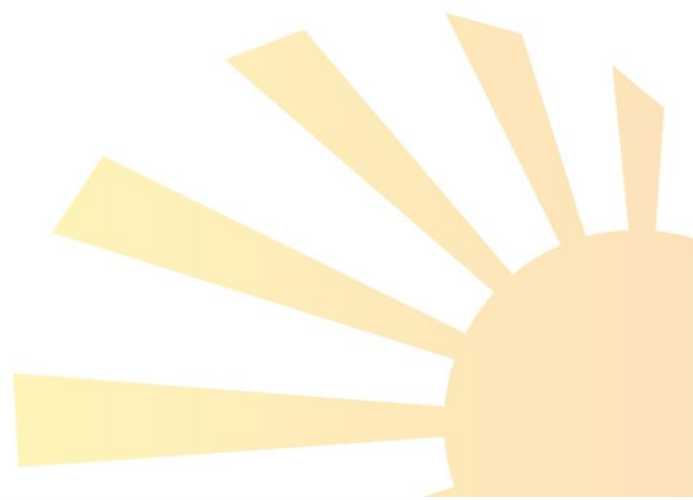
The overall condition of the solar hot water system was deemed fair. While it is presently operational, there are indications of wear and tear consistent with its age and usage.

The expected lifespan of the current solar hot water system on the house is estimated to be approximately 5 years. Given its current condition, proactive measures may be necessary to extend its longevity.

It was observed that the community-wide water pressure issue is adversely affecting the performance of the solar hot water system. The reduced water pressure impacts the system's ability to operate at maximum capacity and pressure, thereby compromising its efficiency.

Regular maintenance and monitoring of the solar hot water system should be implemented to address any potential issues and ensure optimal performance.

In conclusion, the solar hot water system at Lot 3 is operational but faces challenges due to the community-wide water pressure issue. Proactive measures, including maintenance, addressing water pressure concerns, and considering system replacement in the next 5 years, are recommended to ensure continued functionality and efficiency.

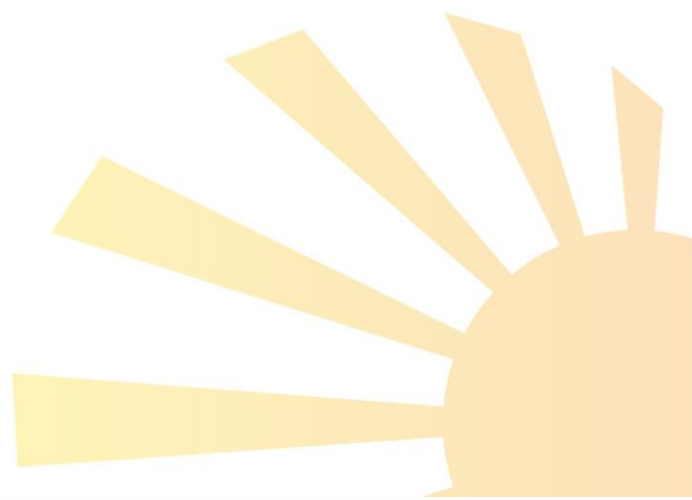




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#### SEPTIC SYSTEM:

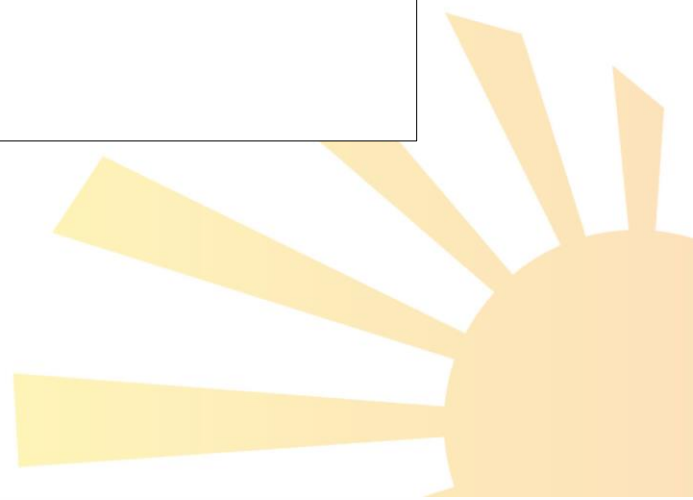
This inspection report presents an assessment of the septic system installed at Lot 3, focusing on its operational status and compliance with regulatory requirements. The inspection, conducted on 11/6/24, aimed to evaluate the functionality and condition of the septic system to ensure proper waste management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

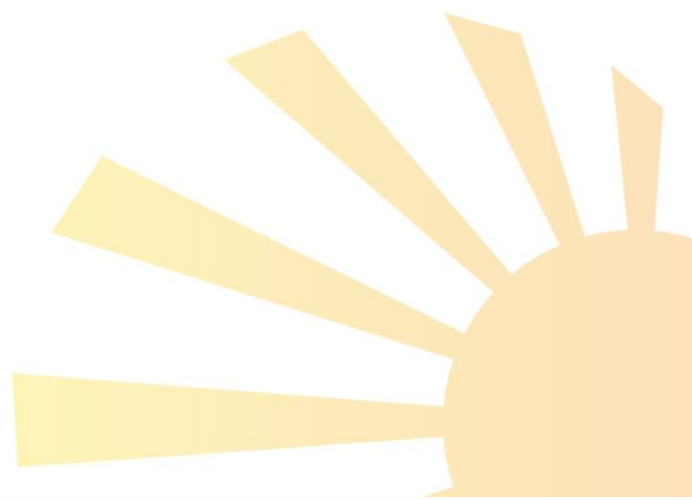
In conclusion, the Gravity soakage septic system at Lot 9 was found to be compliant with operational requirements, effectively managing wastewater disposal on the property. With no identified issues or concerns, no further action is warranted at the present time. Continued adherence to maintenance practices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







Serial Number, Warranty & Stove Booklet



## Ceiling Fan

### Performance Range Sweep Fan

**CLIPSAL**

P3HS1200™, P3JH1400™, P3HS1200™, P3HS1400™, P4HS1200™, P4HS1400™, P4JH1200™, P4JH1400™ Series  
by Schneider Electric

#### Installation Instructions

#### For your safety

#### ⚠️ DANGER

#### HAZARD OF ELECTRIC SHOCK, EXPLOSION OR ARC FLASH

- This product must only be installed by appropriately qualified and/or licensed electrical personnel.
- Isolate the electrical supply before doing any work on this product.
- Ensure that the product has been correctly installed and tested for safe operation before reconnecting the electrical supply.

Failure to follow these instructions will result in death or serious injury.

#### ⚠️ CAUTION

#### IMPORTANT INSTALLATION SAFEGUARDS

- Means for disconnections must be incorporated in the fixed wiring in accordance with the wiring rules.
- The mounting bracket must be fixed to a solid structure, such as ceiling joist with sufficient strength to withstand 4 times the weight of the fan, 30 kg or intended (Figure 1).
- The fan should be mounted so that the blades are at least 2.1 m above the floor, and 300 mm from the tip of the blade to the nearest object or walls (Figure 2).
- Hangure mounting is suitable for pitched ceilings with a maximum angle of 18.5° (Figure 3).
- The use of attachments not recommended or sold by appliance manufacturer may cause a risk of injury to person.
- The appliance is only intended for the purpose described in the user manual. Do not use the appliance or any part of the appliance out of the intended use to avoid risk.
- Replacement of parts of the safety suspension system device shall be performed by the manufacturer, its service agent or suitably qualified persons.

Failure to follow these instructions can result in injury, equipment damage or unnecessary vibration and noise.

#### ⚠️ CAUTION

#### IMPORTANT CLEANING SAFEGUARDS

- Isolate electrical supply before doing any work on this product.
- For cleaning of ceiling fan is required. It is recommended to clean every 6 months. Harsher environment may require more regular cleaning.
- Use a soft brush or lint free cloth to avoid scratching the paint finish.
- Do not use water when cleaning your ceiling fan as it could damage the motor or blades and possibility of an electric shock.
- The motor has a permanently lubricated ball bearing so there is no need of oil.

Failure to follow these instructions can result in injury or equipment damage.

#### ⚠️ CAUTION

#### INSTALLATION HAZARD

- To ensure proper balance, do not mix up blades with those from another fan as they are a matched set.
- Transport and trancil handling may loosen factory fitted cables, please check and secure terminal screws before installation.
- Do not place motor on a flat surface. The plastic nipple underneath the motor cannot support the weight of the motor and may be easily damaged (Figure 4).
- When working on the fan, place motor on the foam packaging with the nipple located in one of the recesses. This protects the nipple and the finish (Figure 5).

Failure to follow these instructions can result in injury or equipment damage.

SEWFM

### 1. Technical data

Ceiling Sweep Fan series - Max weight 8.7 kg	
230-240 V AC, 50 Hz, 60W	230-240 V AC, 50 Hz, 60W
P3HS1200AL	P4HS1200AL
P3HS1200SS	P4HS1400AL
P3HS1400AL	P4JH1200AL
P3HS1400SS	P4JH1400AL
P3JH1200AL	
P3JH1400AL	

Figure 1

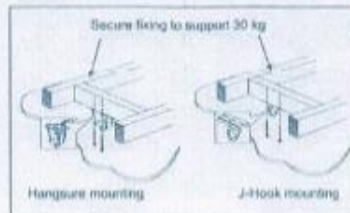


Figure 2

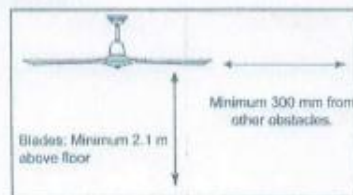


Figure 3

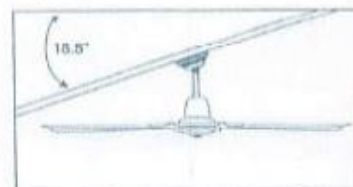


Figure 4

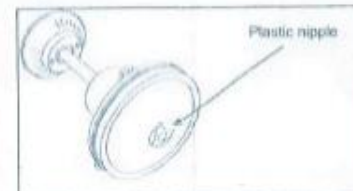
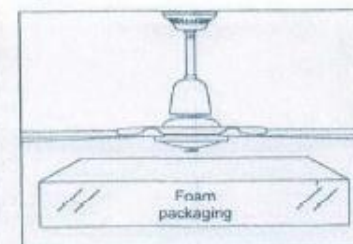


Figure 5

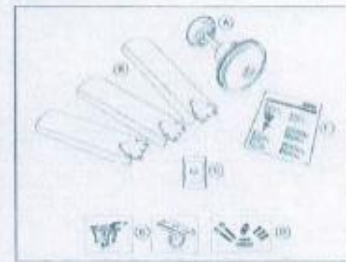


### 2. Pre-install Check

Prior to installation, carefully identify the parts (Figure 6.)

- Motor Assembly
- Blades (3 or 4 depending on model)
- Three-Speed Fan Controller
- Screw Pack
- Mounting Bracket
- Instruction Sheet

Figure 6



#### NOTE:

Controlling Single or Multiple Fans on Single Controller: This fan has been supplied with a Clipsal Three-Speed Controller that is designed to only operate a single fan.

If multiple fans are required to be operated from a single controller, a Clipsal C-Thru™ Electronic Fan Controller (purchased separately) must be used.

#### NOTICE

#### HAZARD OF INCORRECT USAGE

The three speed fan controller supplied with each fan is not suitable for controlling multiple fans. Failure to follow these instructions can result in equipment damage.

### 3. Fitting the Blades

- Place the motor over a foam packaging
- Place the blade over the motor and align the screws.
- Secure the blade with screws.



Place the motor



Motor screw holes



Attach blades with screws



Tighten screws

#### NOTE:

Connecting a Light Fitting: For information on how to connect a light fitting to the Ceiling Sweep Fan, refer to the instruction in the light fitting accessory (Oyster Light and Clipper Light).





## Smoke Alarm

