



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 8 - Ngangalala Completion Report



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M
E
W

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Admin.Dinybulu@alpa.asn.au
www.alpa.asn.au/dinybulu

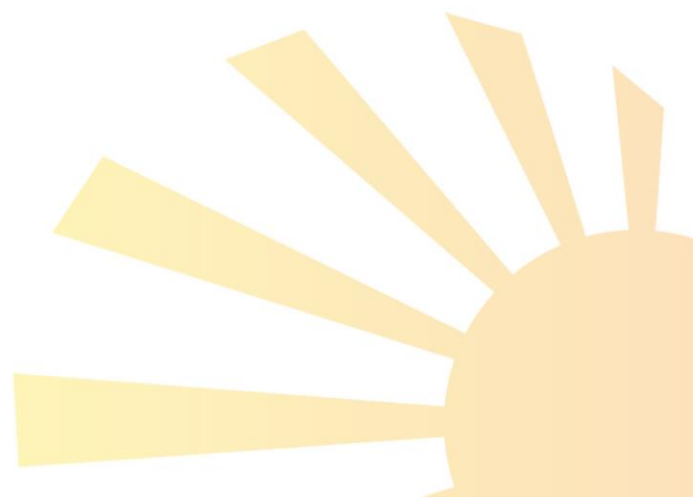
Address: Lot 95 Ganinydja Road, Ramingining, NT 0822
Postal address: GPO Box 3825, Darwin, NT 0801

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 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

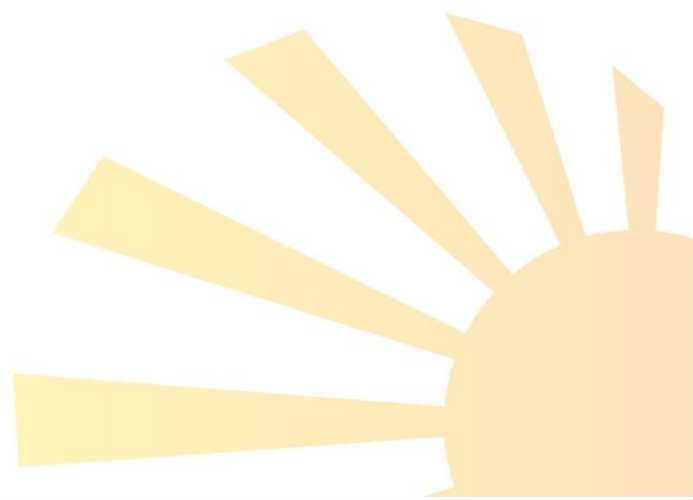
Dear Catherine,

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

The value of Variation #18 is \$3,927.00 including GST

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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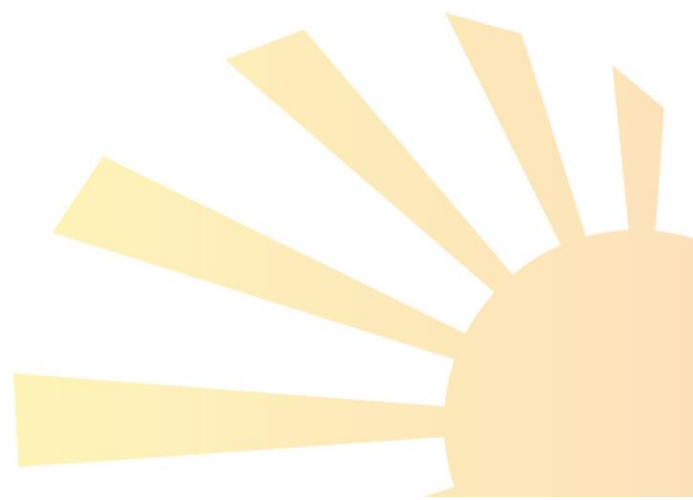


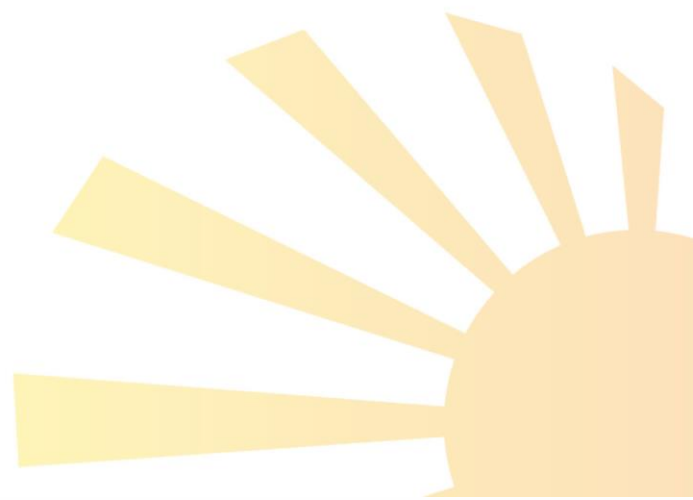
Visual Progress:

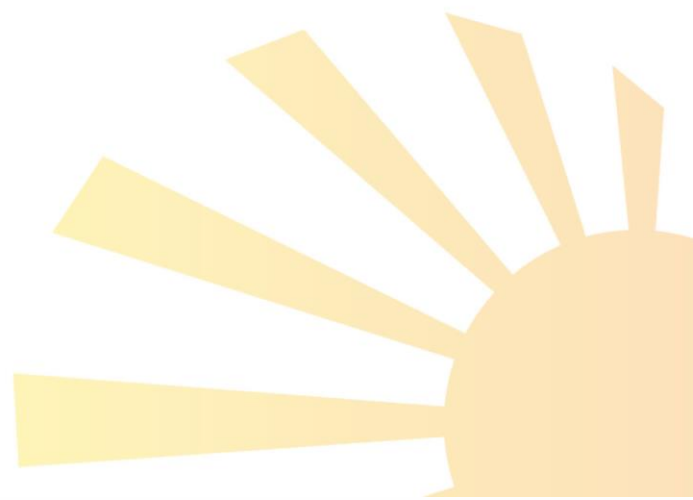
Before:



After:





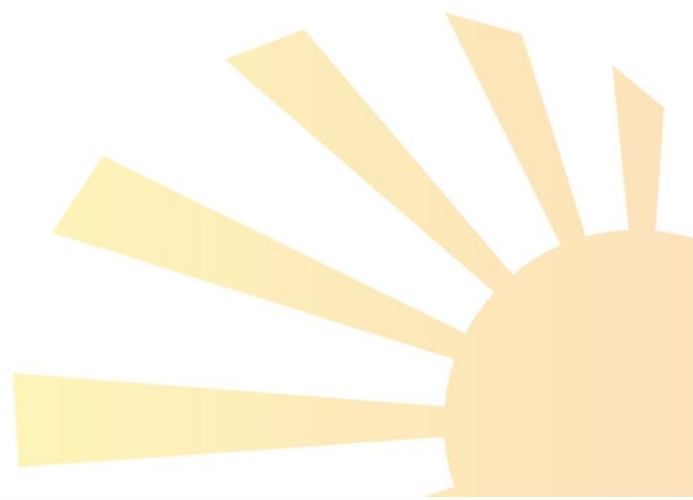




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Proudly part of the ALPA group

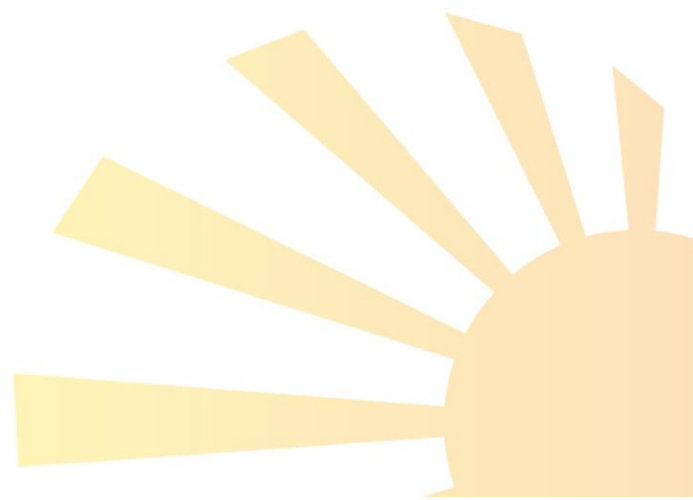




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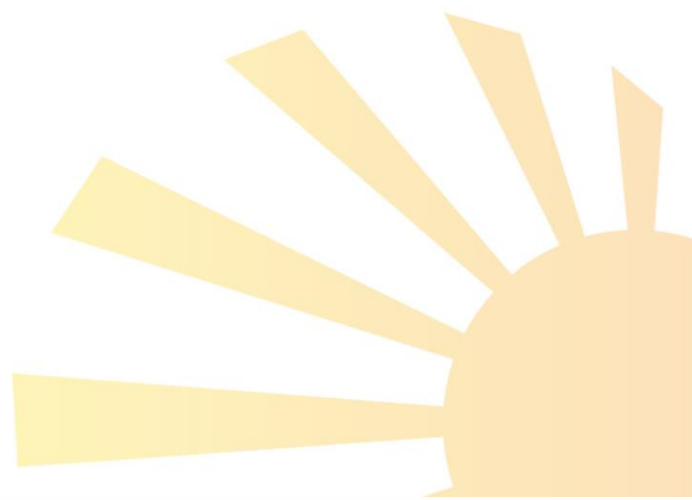


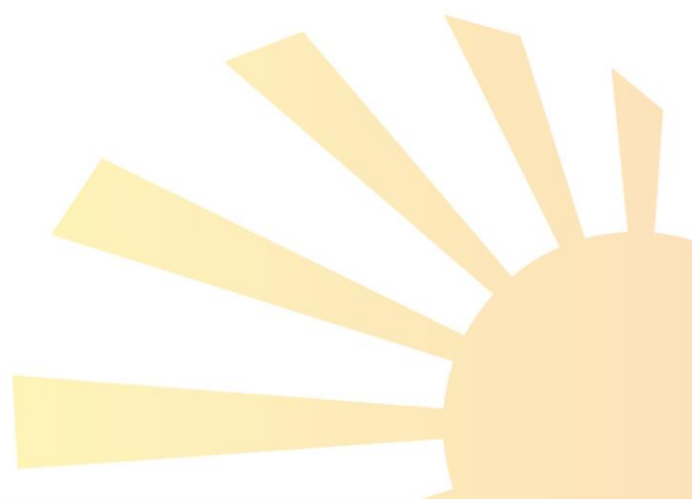


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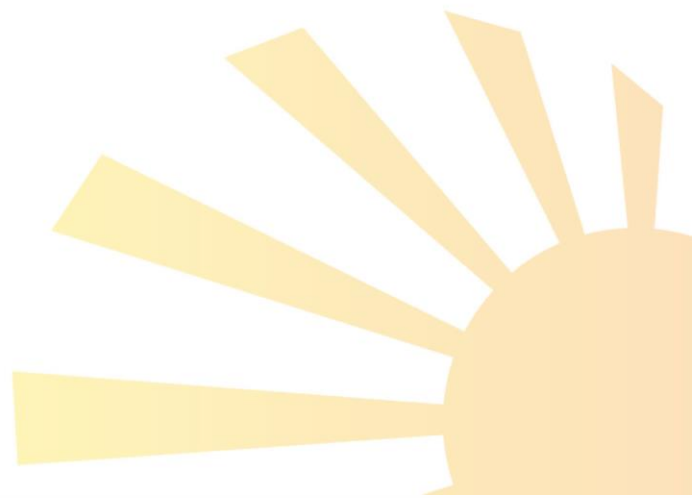


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Attachments:

Electrical Certificate of Compliance
Plumbing Certificate of Compliance
Water Proofing Certificate
Serial Number, Warranty & Stove Booklet
HHIP representative signoff on completed scope





Electrical CoC

Electrical safety – Certificate of compliance

ONE COPY TO OWNER • ONE COPY TO PWC • ONE COPY MAINTAINED BY CONTRACTOR FOR 5 YEARS

The customer should retain this certificate as a form of warranty. Should you require any advice about the work set out in this form, contact the licensed electrical contractor below. Any alterations or additions to installation should be performed by an appropriately licensed person.

Contractor name:	Molloy Electrical Contracting Pty Ltd		
PWC NIW No:	N/A	Contractor invoice no:	N/A

Installation details – These fields are mandatory

Customer name:	RMG PROJECT CONSTRUCTION		
Address – property:	LOT 8, #9 NGANGALALA, RAMINGINING		
Address – postal:	UNIT 208, ONE 30, THE ESPLANADE DARWIN		
Telephone (a/h):	Telephone (b/h):	Mobile:	040312180

Type of installation work (tick appropriate boxes)

New: Additions: Alterations: Repairs:

Describe work certified – attach other sheets as required

- INSTALL LOCKABLE PWC BREAKER.
- INSTALL ALL BRAND NEW LIGHT FITTINGS & CEILING FANS THROUGHOUT
- INSTALL BRAND NEW SWITCHES & POWER POINTS
- TEST SAFETY.
- UPGRADE & TEST SWITCHBOARD (ALL RCBOS INSTALLED)

Non-Compliances observed on existing installation which were not repaired
Quote Standard and Clause Number for Non-Compliance – Attach other sheets as required

Reported to electrical safety regulator

non observed

Electrical worker

I, _____ Licence No: A 24866

Certify that the information is complete and correct and that I have carried out all examination and tests on the electrical installation work detailed on the certificate, and the results satisfy all requirements of the *Electricity Reform Act*.

Name: JOE DONAGHY Signature: _____ Date: 18/5/24


Contractor or authorised agent acting on the Contractor's behalf

I certify the above information is complete and correct and that I have managed the electrical work detailed above ensuring it meets the requirements of the *Electricity Reform Act*.

Business name:	MECNT	Licence No:	C 2853
Phone:	(08) 8932 9393	Email:	admin@mecnt.com.au
Name:	SAM MOLLOY	Signature:	_____
		Date:	13-5-24

Refer to Information Bulletin Certificates of Compliance – Electrical Safety for more information regarding the issuing of certificates of compliance under the *Electricity Reform Act* and *Electricity Reform (Safety and Technical) Regulations*. Verification sheets are available from NT WorkSafe website.

Electrical safety – Certificate of compliance (V2.2 – 25 February 2020)





Plumbing CoC

NORTHERN TERRITORY OF AUSTRALIA
BUILDING ACT
SECTION 40 – CERTIFICATE OF COMPLIANCE
PLUMBING & DRAINAGE CONSTRUCTION

All sections must be completed – mark N/A to any question that does not apply

PROPERTY / PROJECT DETAILS	
Owner (if known):	
Lot/Portion Number: LOT 8	Address (including street number):
Suburb: Nanagalala	Permit Number:

DESCRIPTION OF WORKS (length of urinal and size of all new drainage work to be included)
Plumbing: Reconnection of existing Water points and fixtures as per as 3500
Drainage: Reconnection of internal drainage fixtures as per as 3500

DRAINAGE PLANS (draw drainage layout below or provide the numbers of attached drawings) V = Vent ORG = Overflow Relief Gully IO = Inspection Opening	RATEABLE FIXTURES		
AS PER EXISTING PLANS	Type	Existing	New
	WCs	1	
	Bidet		
	Baths		
	Showers	1	
	Basins	1	
	Kitchen Sinks	1	
	Laundry Troughs	1	
	Urinal		
	Tempering Valve	1	
	Solar HWS	1	
	Septic	1	
	Was the design completed by a certifying engineer hydraulic using an Alternate Solution?	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION BY PLUMBER & DRAINER			
Company Name		Company NT Registration Number	
I certify that the plumbing and/or drainage works have been constructed in accordance with the certified drawings and the requirements of the <i>Building Act</i> .			
Name	Individual NT Registration Number	Signature	Date
Gary Logan	55756PU		13/5/2024

Four copies of the certificate are required
(1) Building Certifier or Director (2) Owner (3) Power & Water Service Development at waterdevelopment@powerwater.com.au; or PO Box 37471 Winnellie NT 0821
(4) Plumber

Septic Audit Report & Quote

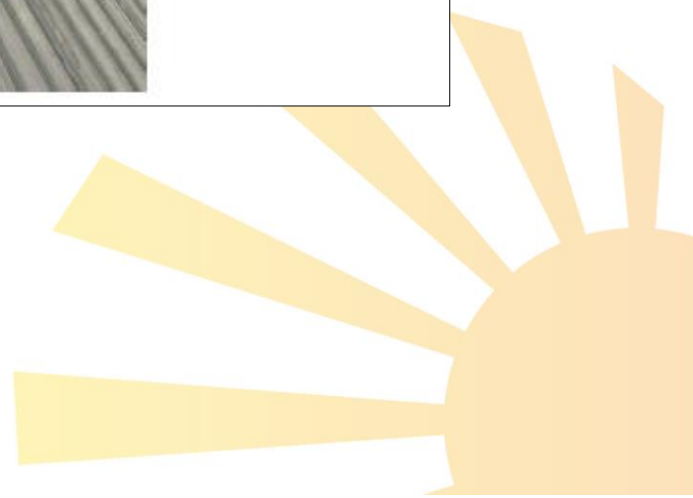
LOT 8 Nanagalala Solar and Septic system report

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.

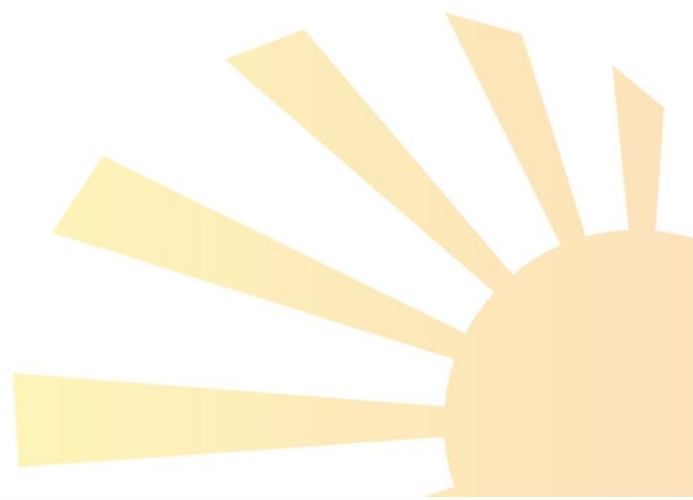




SEPTIC SYSTEM:

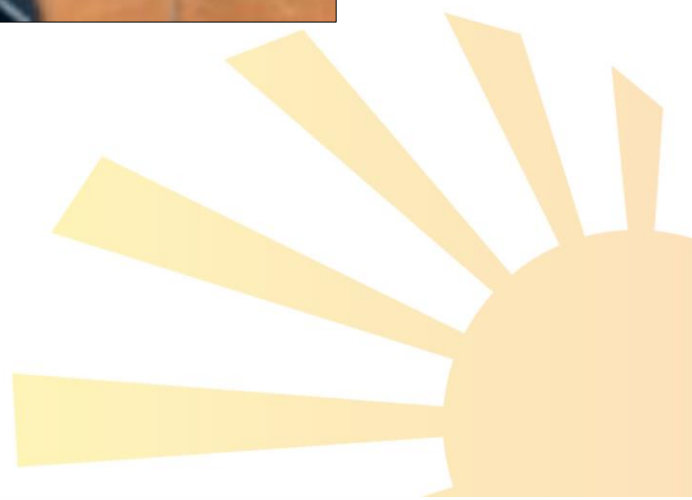
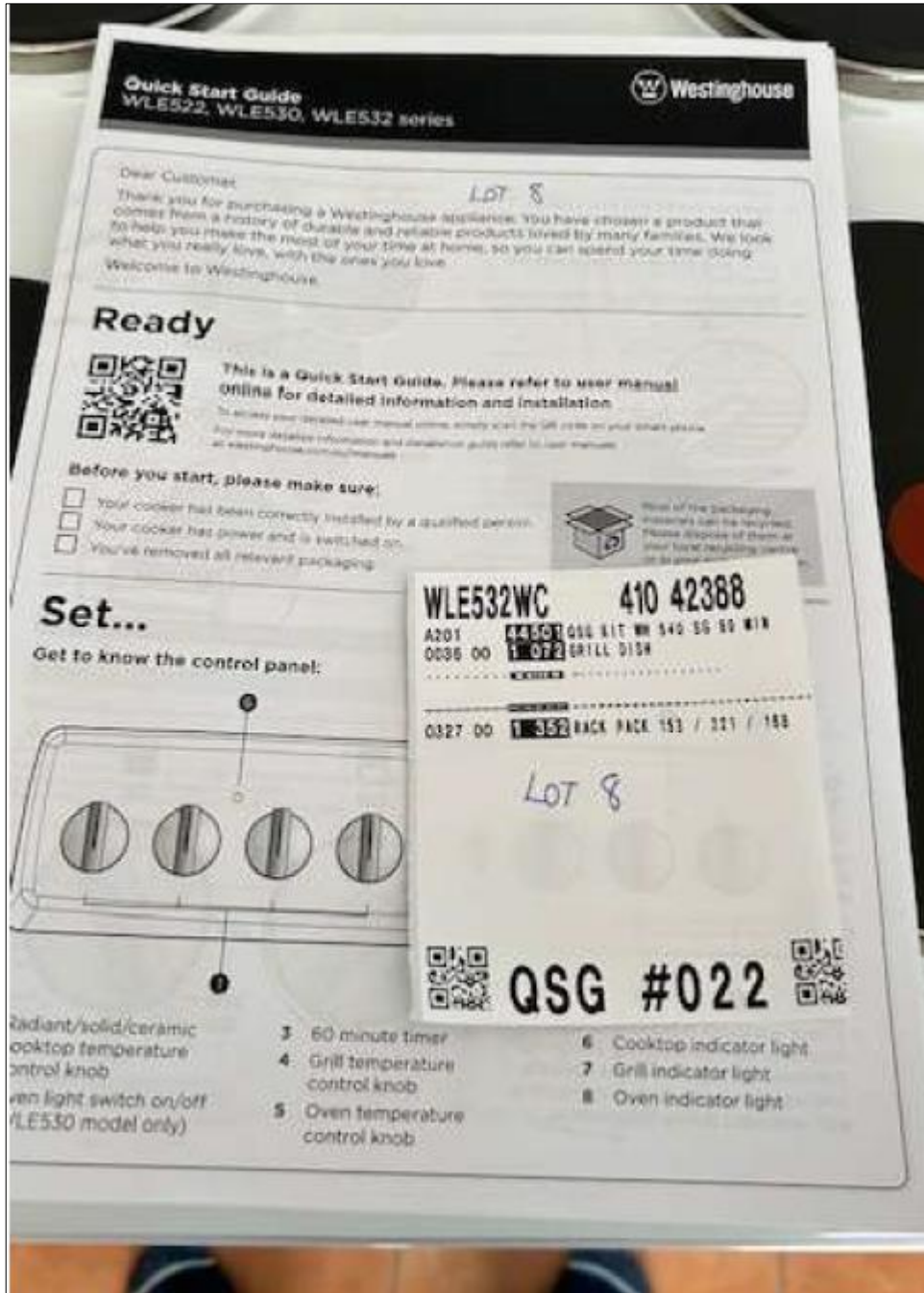
The septic system at lot 8 is a Gravity soakage system and is currently operating as required.

No further action is required on the septic system.





Serial Number, Warranty & Stove Booklet





Ceiling Fan

Performance Range Sweep Fan

P3JH1200*, P3JH1400*, P3HS1200*,
P3HS1400*, P4HS1200*, P4HS1400*,
P4JH1200*, P4JH1400* series

CLIPSAL

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 SAFEGAURDS

- 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 wall (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 SAFEGAURDS

- Isolate electrical supply before doing any work on this product.
- For air 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 transit 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 5.7 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

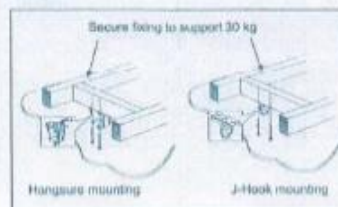


Figure 2

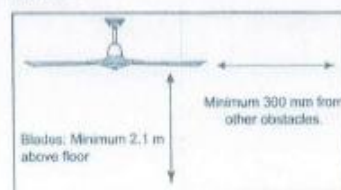


Figure 3

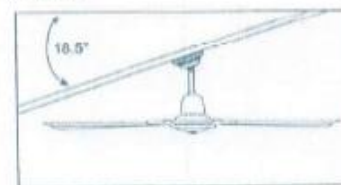


Figure 4

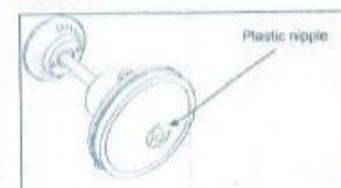
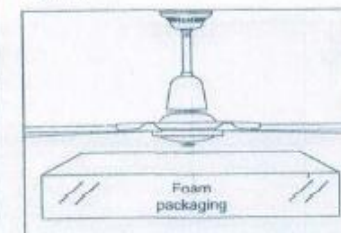


Figure 5

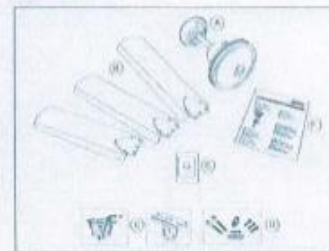


2. Pre-install Check

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

- 1 Motor Assembly
- 2 Blades (3 or 4 depending on model)
- 3 Three-Speed Fan Controller
- 4 Screw Pack
- 5 Mounting Bracket
- 6 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

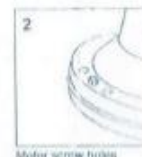
The three speed fan controller supplied with each fan is not suitable for controlling multiple fans. Failure to follow these instructions can result in equipment damage.

3. Fitting the Blades

- 1 Place the motor over a foam packaging.
- 2 Place the blade over the motor and align the screws.
- 3 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

