



DINYBULU  
REGIONAL SERVICES  
RAMINGINING



## HHIPN00006 Ngangalala Housing Upgrades

# House 16 - Ngangalala Completion Report



P  
M  
E  
W

08 8944 5961  
0458 736 588  
Admin.Dinybulu@alpa.asn.au  
www.alpa.asn.au/dinybulu

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

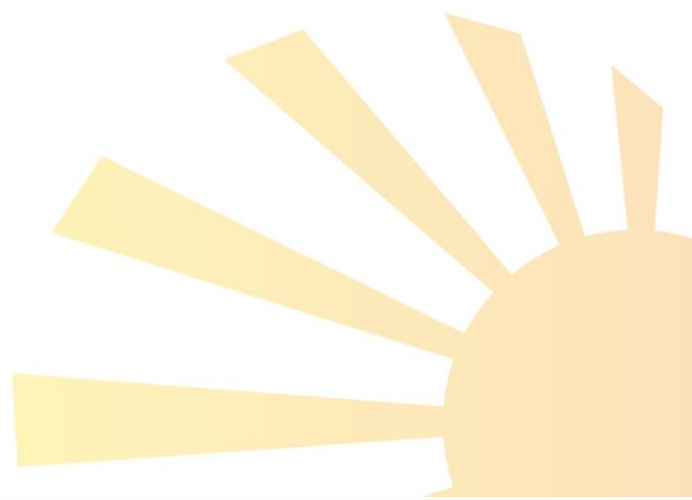
ABN 40 623 374 304





# TABLE OF CONTENTS

Project Summary .....	3
Visual Progress .....	7
Attachments .....	10



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 16
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 16, on behalf of the NT Government and local Ngangalala Homeland community residents.

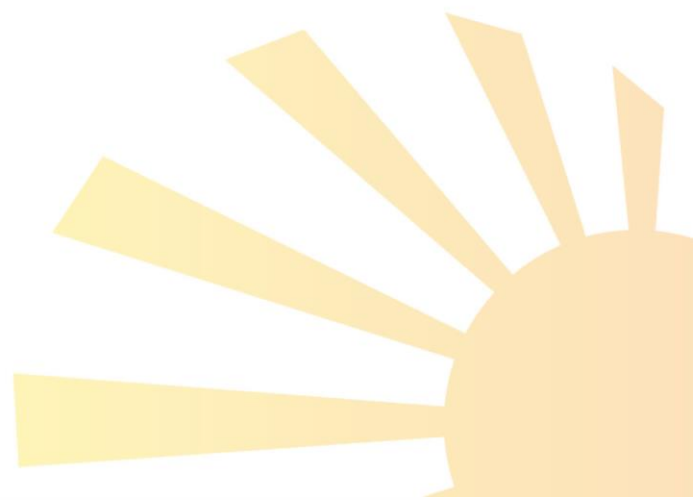
The works have been completed in accordance with the submitted scope of works and saw the final product delivered to the high quality expected by our customer and community.

The mentioned works at House 16, Ngangalala commenced 18<sup>th</sup> April 2024 and was completed on the 13<sup>th</sup> 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 16, 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 16**

**Scoping date - 05/12/23**

**General Notes:**

Exterior Pressure wash

Internal Pressure wash

Internal Paint – as instructed by tenant, not required.

Doors and frames to paint – as instructed by tenant, not required.

Replacing 600mm Louver blades (120 Each)

Replacing 600 x 1800 louver galleries (12 Each)

Pest controlling (Not termite treatment)

**Exterior**

Pressure Clean

Replace 40 x 40 mesh

Allow to re wire 30 SQM insect mesh

Fill de commissioned septic with fill.

**Lounge/Kitchen**

Service louver Galleries

Replace Fly Screen Mesh - allow 1800 x 2400 (2 Each)

Allow to re wire 30m2 insect mesh to 40 x 40 security mesh

**Bathroom/Laundry**

Refix existing basins where applicable (2 Each)

**Bedroom 1**

Install new Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2400)

**Bedroom 2**

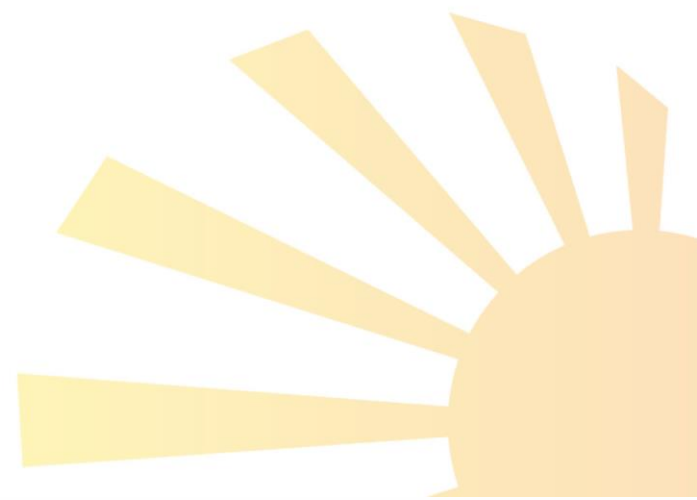
Install Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2400)

**Bedroom 3**

Install Louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2400)





### 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.

#### Within the Dwelling

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)  
Move light from front laundry to front door (approximately 5m)

#### Within the Existing Shed adjacent to the Dwelling

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 (4 Each)  
Replace / Supply and Install W/P double GPO (4 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 (4 Each)  
Remove existing light fitting and replace with W/P LED Oyster light fitting (2 Each)  
Replace / Supply and Install double gang combination (4 Each)  
Replace / Supply and Install light switch with W/P light switch (2 Each)

## Approved Variation/s

BUK2118 – HHIP Ngangalala  
Lot #16  
Variation #19 – Extra Electrical

Dear Catherine,

Please see Request for Variation #19 for Extra Electrical work required at Lot 16 Ngangalala.

**The value of Variation #19 is \$7,696.70 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.*

BUK2118 – HHIP Ngangalala  
Lot #16  
Variation #20 – Extra Electrical Work - Shed

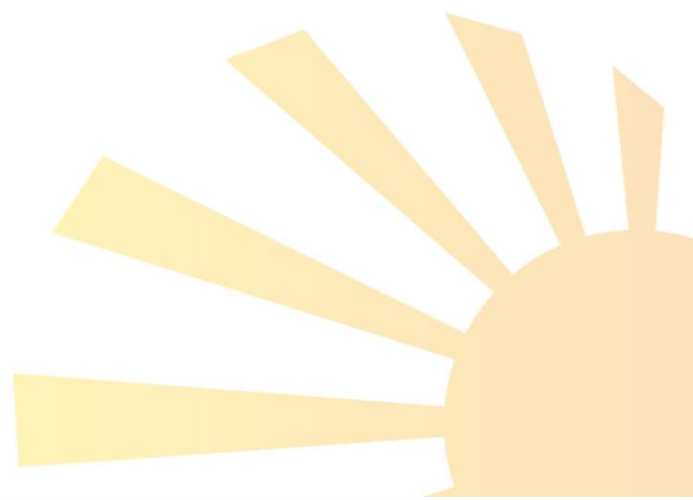
Dear Catherine,

Please see Request for Variation #20 for Extra Electrical work in shed required at Lot 16 Ngangalala.

**The value of Variation #20 is \$1,689.60 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.*





DINYBULU  
REGIONAL SERVICES  
RAMINGINING

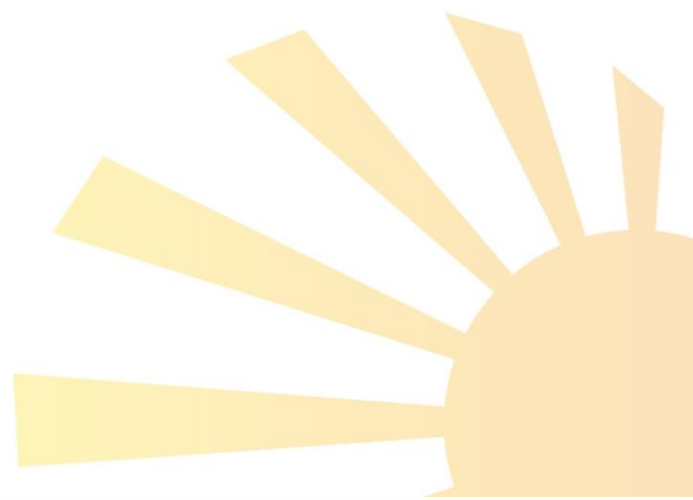


## Visual Progress:

Before:



After:



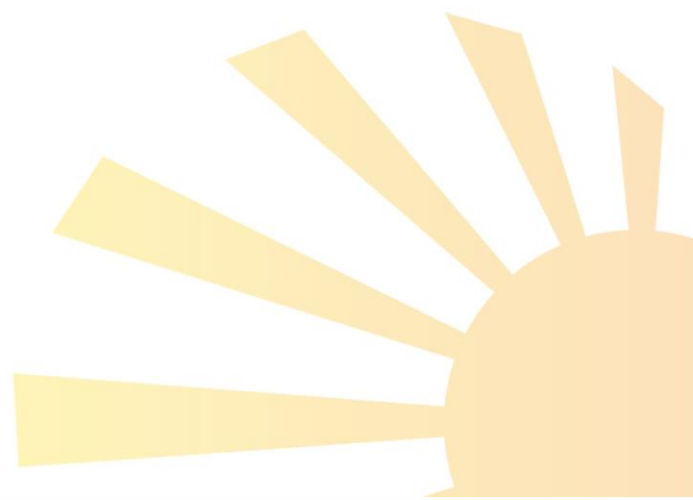




DINYBULU  
REGIONAL SERVICES  
RAMINGINING



Proudly part of the ALPA group

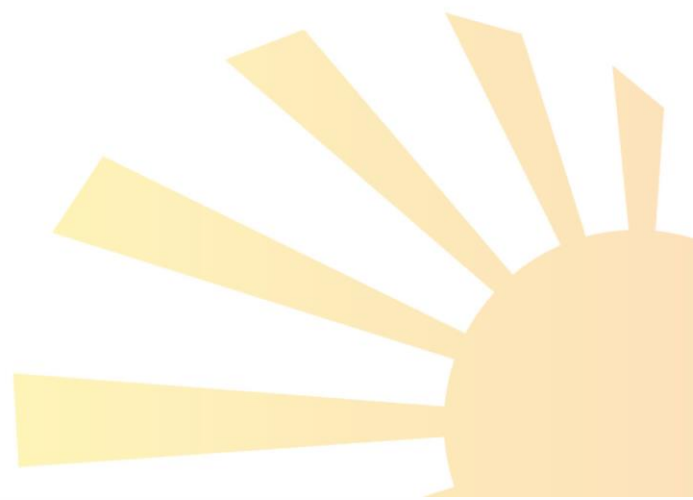


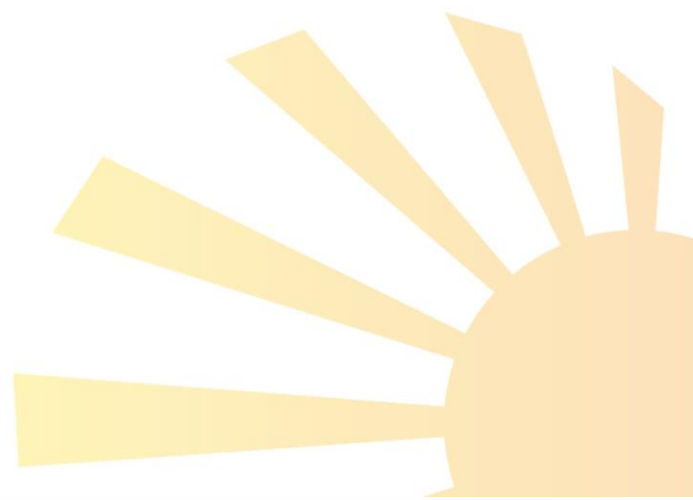


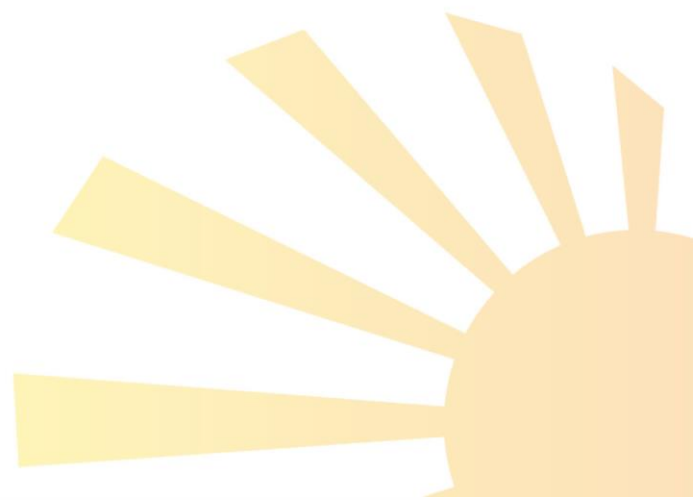
DINYBULU  
REGIONAL SERVICES  
RAMINGINING



Proudly part of the ALPA group





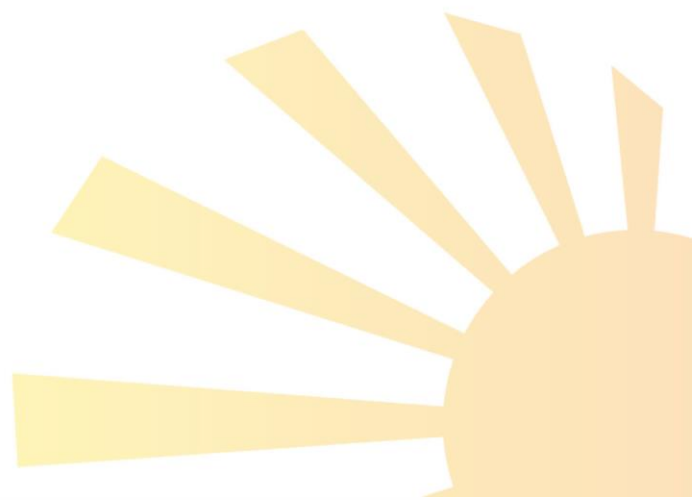




DINYBULU  
REGIONAL SERVICES  
RAMINGINING



Proudly part of the ALPA group

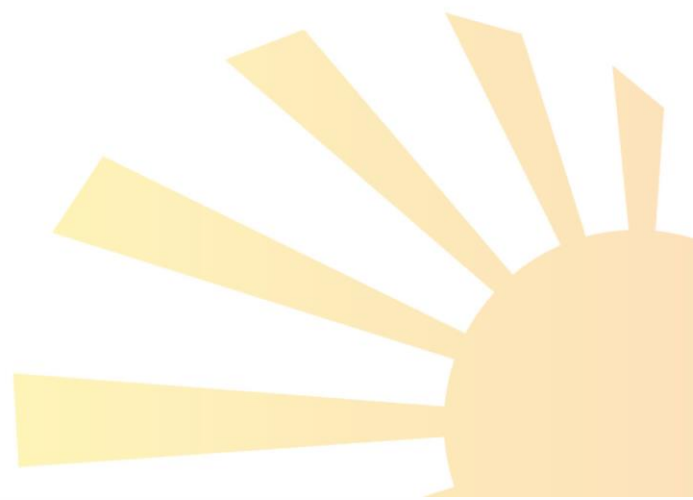




DINYBULU  
REGIONAL SERVICES  
RAMINGINING



Proudly part of the ALPA group

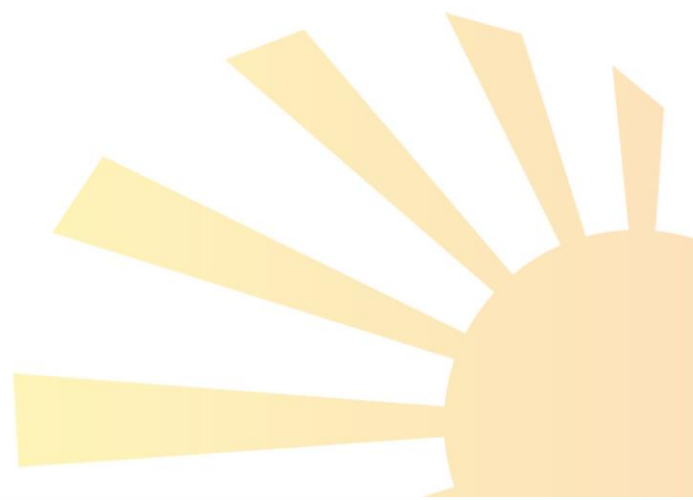




DINYBULU  
REGIONAL SERVICES  
RAMINGING

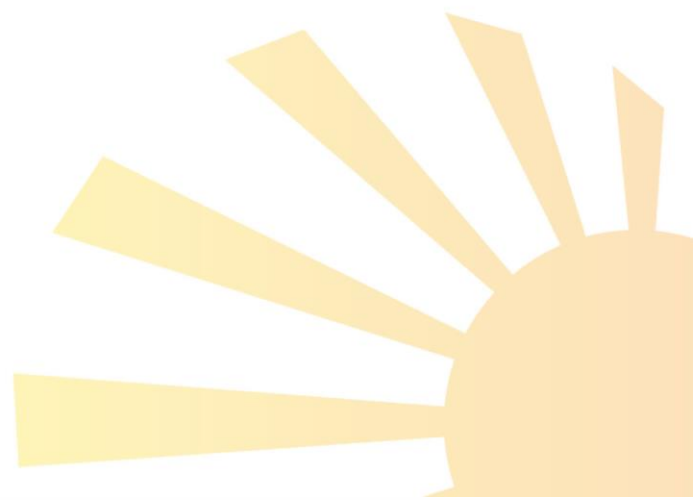


Proudly part of the ALPA group



## **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 16, #16A NLANGALALA, RAMINGINING  
 Address – postal: UNIT 208, ONE 30, THE ESPLANADE DARWIN.  
 Telephone (a/h): Telephone (b/h): Mobile: 040812190

**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 NEW LIGHT FITTINGS & CEILING FANS THROUGHOUT
- INSTALL ALL NEW POWER POINTS & SWITCHES
- TEST EARTHING
- UPGRADE & TEST SWITCHBOARD (ALL RCBO'S 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, JOE DONAGHY 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: [Signature] Date: 13/5/24

**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 Mobile:  
 Name: SAM MOLLOY Signature: [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

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:	RMC PROJECT CONSTRUCTION		
Address - property	LOT 16 (SHED), #15A NCANGALUA, 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:	<input checked="" type="checkbox"/>	Additions:	<input type="checkbox"/>	Alterations:	<input type="checkbox"/>	Repairs:	<input type="checkbox"/>
------	-------------------------------------	------------	--------------------------	--------------	--------------------------	----------	--------------------------

Describe work certified - attach other sheets as required

<ul style="list-style-type: none"> <li>- INSTALL NEW LOCKABLE PVC BREAKER</li> <li>- INSTALL BRAND NEW LIGHT FITTINGS &amp; CEILING FANS THROUGHOUT</li> <li>- INSTALL ALL NEW SWITCHES &amp; POWER POINTS</li> <li>- TEST EARTH</li> <li>- UPGRADE &amp; TEST SWITCHBOARD (ALL ROBS INSTALLED)</li> </ul>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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	<input type="checkbox"/>
non observed	

Electrical worker

I, JOE DONAGHY	Licence No:	A 29866
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: 13/5/24

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:	SAMMOLOY	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.

## Septic Audit Report & Quote

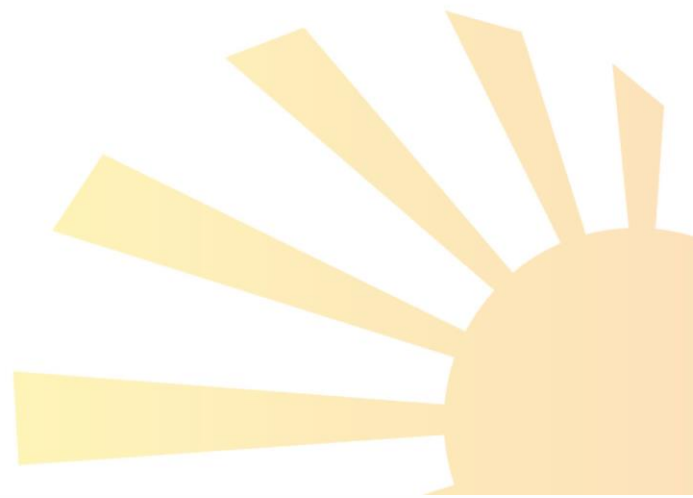
### LOT 16 Nanagalala Solar and Septic system report

#### Solar:

The Solar hot water system at lot 16 is currently working and is in good condition.

The expected life span of the current Solar system on house 16 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:

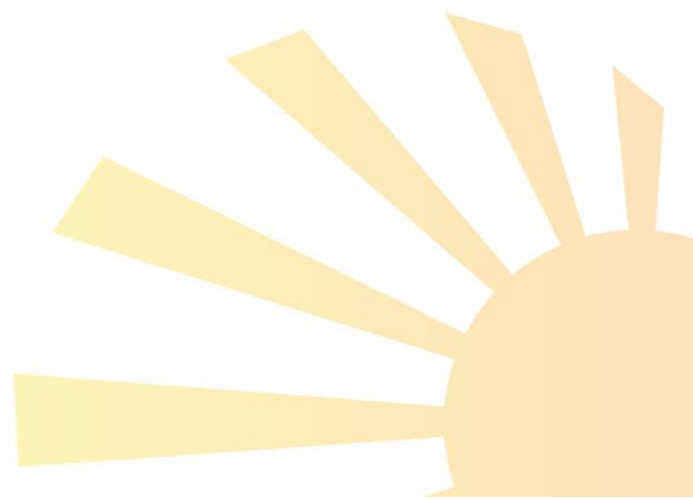
The septic system at house 16 operates on a pump out pit that transfers the waste to the soakage trench. The drainage component of the system is in good working condition, as are the pumps.

### Recommendations:

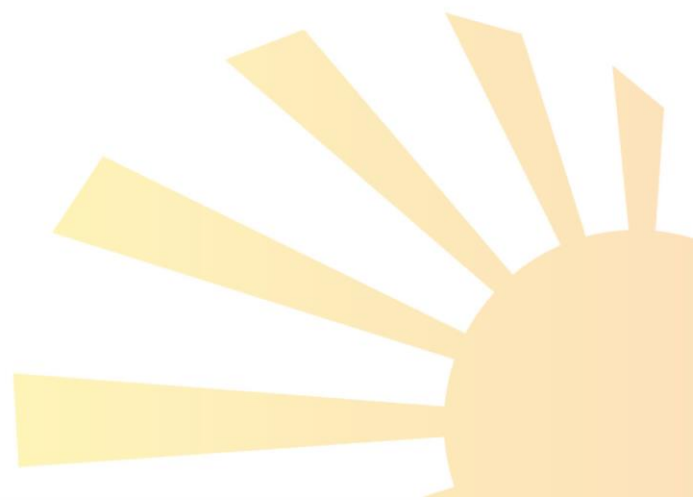
We would suggest installing new gravity fed system – This will eliminate the need for a pump system to pump the water up to the current absorption trench located above the natural ground level. This option although more expensive will require less maintenance and upkeep as having a pump system installed.

Diagrams of the two systems Below.

### Current:



Serial Number, Warranty & Stove Booklet





## Ceiling Fan

### Performance Range Sweep Fan

P3JH1200\*, P3JH1400\*, P3HS1200\*,  
P3HS1400\*, P4HS1200\*, P4HS1400\*,  
P3JH1200S\*, P4JH1400S\* 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 SAFEGUARDS

- Means for disconnections must be incorporated in the feed 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 is needed (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).
- Hangars 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 the electrical supply before doing any work on this product.
- In a 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

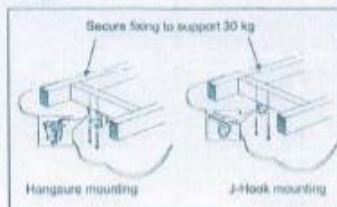


Figure 2

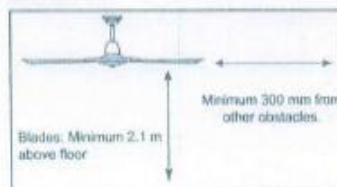


Figure 3

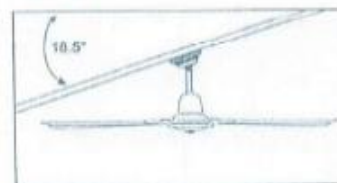


Figure 4

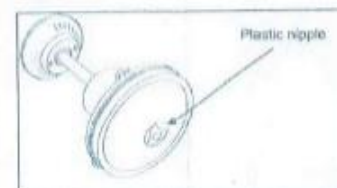
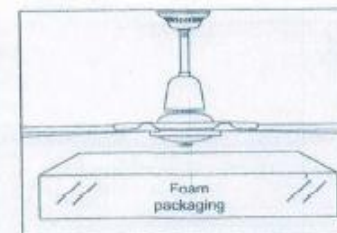


Figure 5

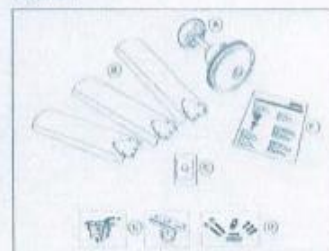


### 2. Pre-install Check

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

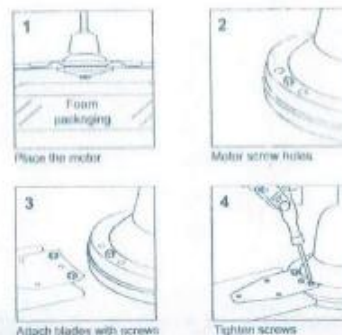
#### HAZARD OF INCORRECT USAGE

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.



#### 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

