



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 2 - Ngangalala Completion Report



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M
E
W

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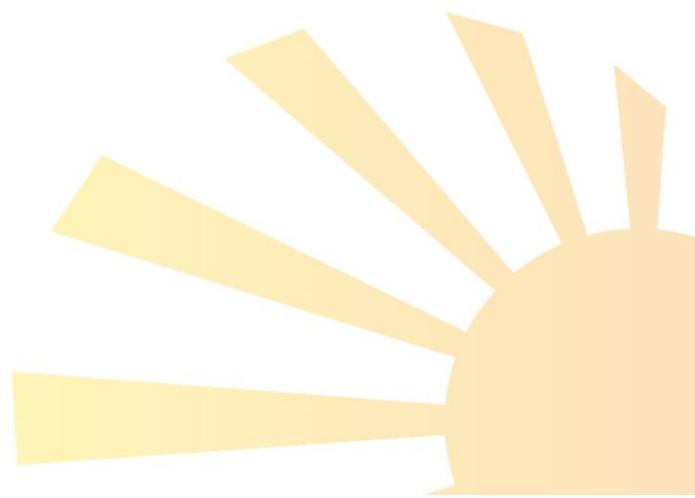
Address: Lot 95 Ganinydja Road, Ramingining, NT 0822
Postal address: GPO Box 3825, Darwin, NT 0801

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 2
Contract No:	HHIPN00006
Completion Date:	18 April 2024

Project Summary – House 2

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 2, 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 2, 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 2, 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 138m²)

Internal Pressure wash (Approximately 178m²)

Internal wall painting (Approximately 178 m²)

Ceiling painting (Approximately 76m²)

Doors and frames to paint (7 Each)

Replacing 600mm Louver blades (20 Each)

Replacing 600 x 1800 louver galleries (4 Each)

Exterior

Pressure Clean

Re fix external cladding in multiple locations (Approximately 10 m²)

Lounge/Kitchen

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

Replace Kitchen Sink mixer with SS mixer.

New 600 w x 1200 L long free-standing stainless bench for kitchen

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)



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Approved Variation/s



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

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

Date: 9 April 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot #02
Variation #13

Variation to Lot #02 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.

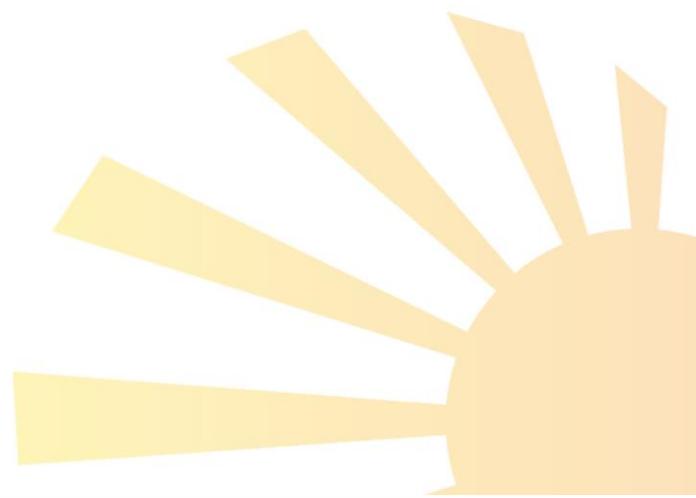
The value of Variation #13 is \$1,169.30 including GST

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





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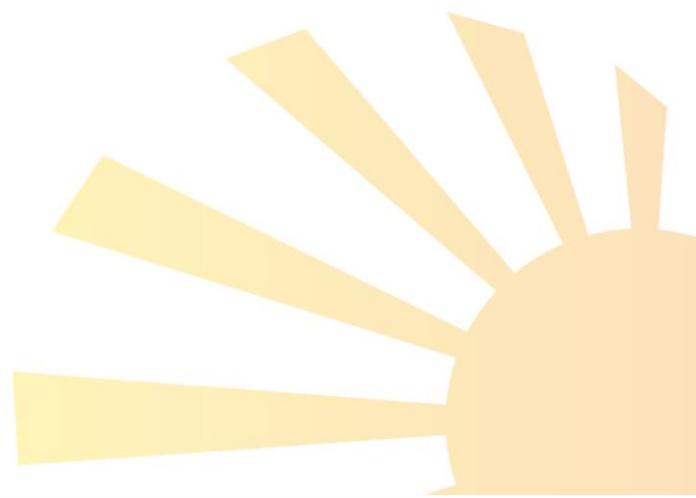


Visual Progress:

Before:



After:

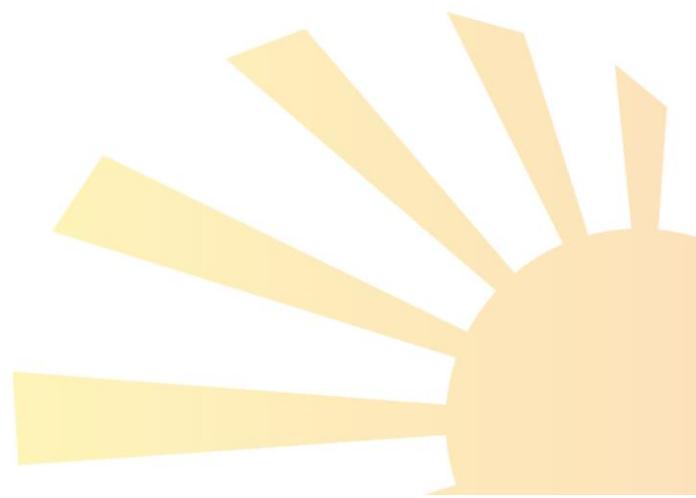




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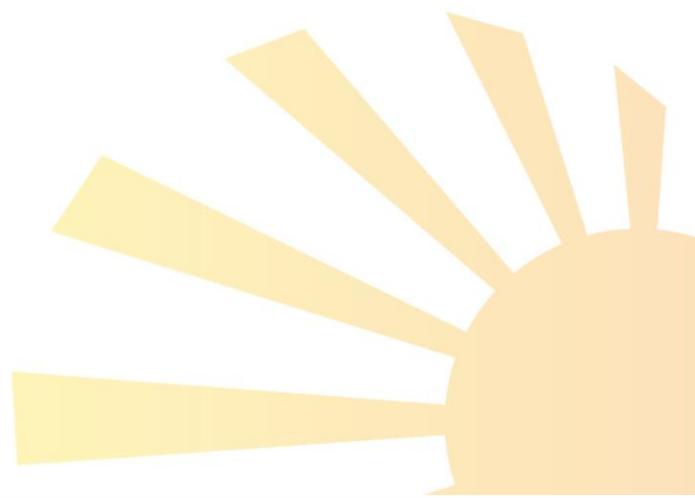




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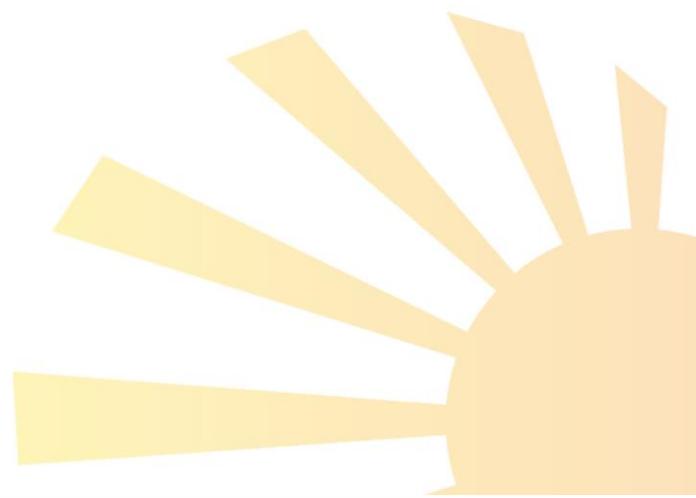


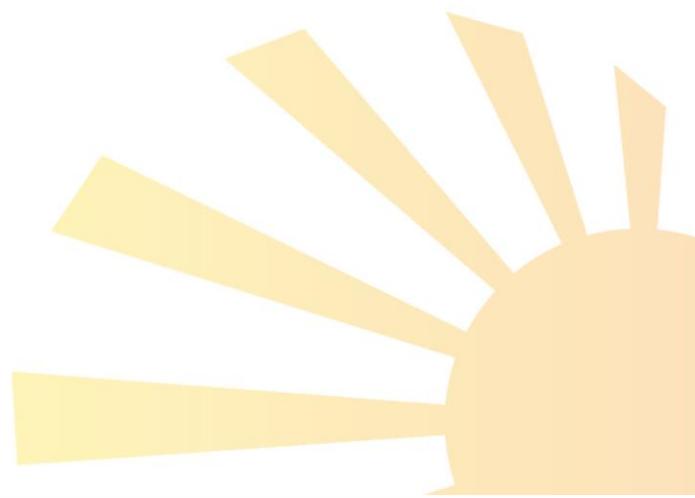


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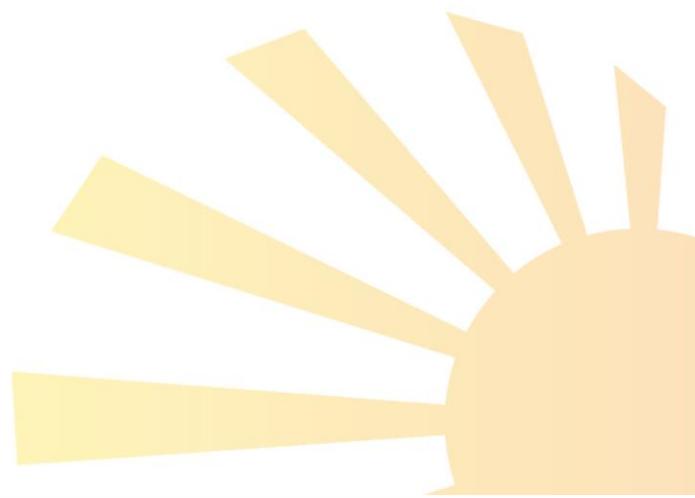




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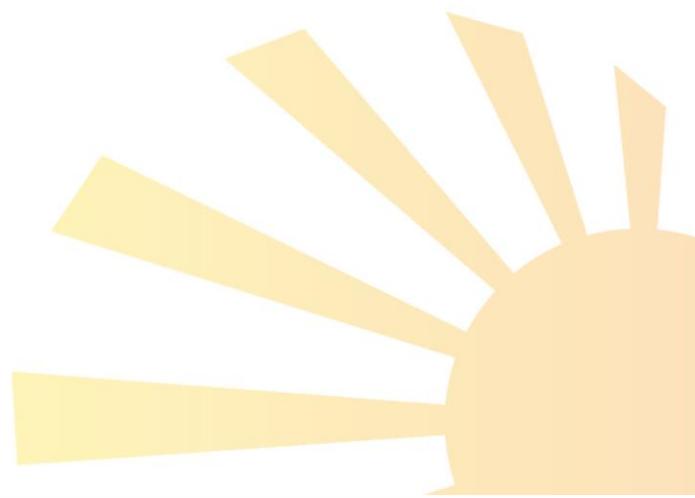


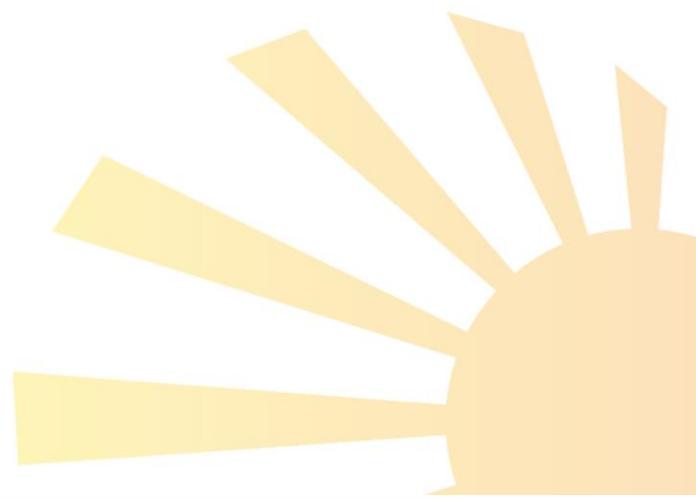


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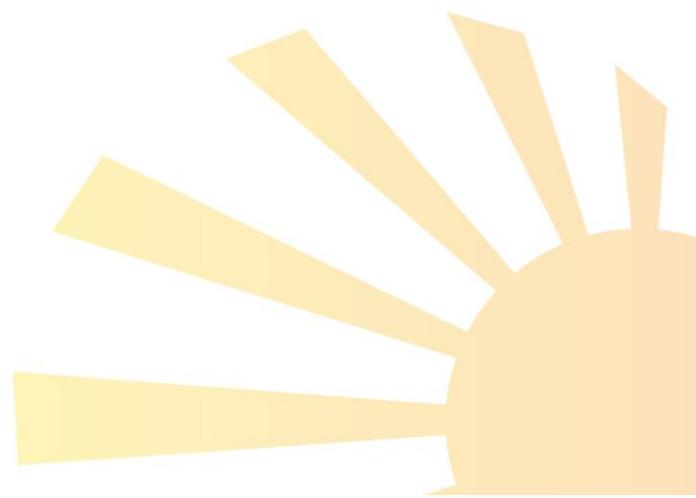




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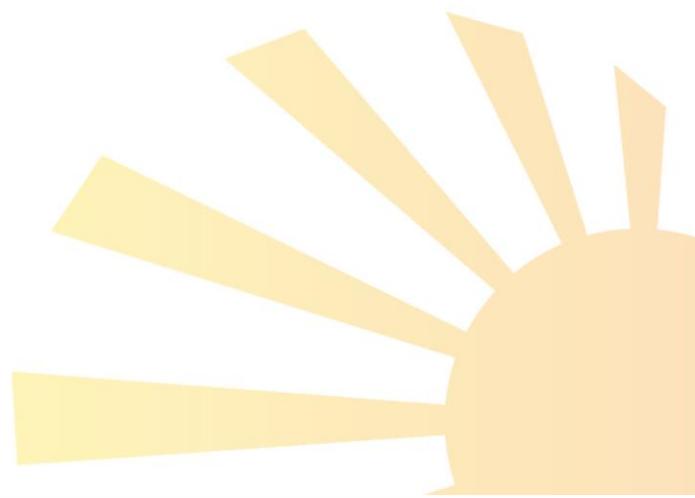




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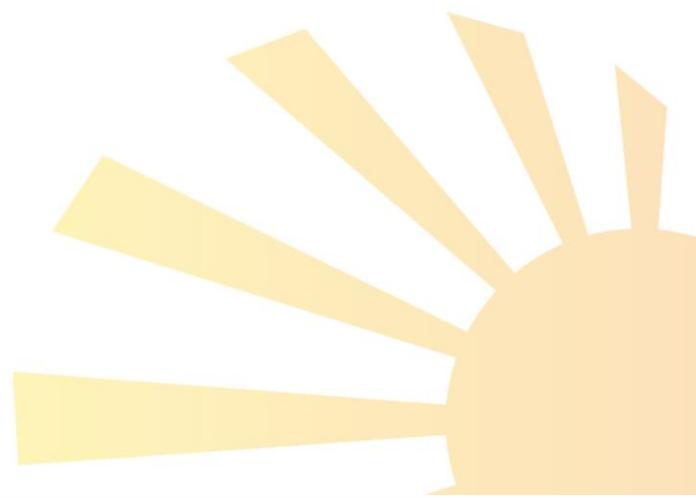




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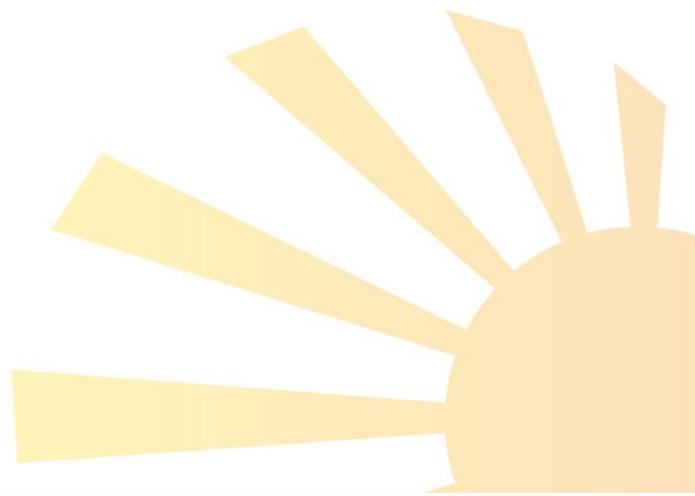


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Attachments:

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

LOT 2

VO 09 - Septic Repairs to Lot 2

Note :

(A). The drainage component of the Septic system is in poor condition and will require excavation to replace what is believed to be a broken section of pipe between the house and the septic pit.

(B). However, the pump system is in good condition.

Current Photos of Lot 2 Septic System



OPTION 1 - Replace Broken Section of pipe from the house to the pump pit.



Please note: Septic systems vary. Diagram is not to scale.

(A) Material



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Serial Number, Warranty & Stove Booklet

Quick Start Guide
WLE522, WLE530, WLE532 series

Dear Customer,

Thank you for purchasing a Westinghouse appliance. You have chosen a product that comes from a history of durable and reliable products loved by many families. We look to help you make the most of your time at home, so you can spend your time doing what you really love, with the ones you love.

Welcome to Westinghouse.

Ready

This is a Quick Start Guide. Please refer to user manual online for detailed information and installation.

To access your detailed user manual online, simply scan the QR code on your smart phone.

For more detailed information and installation guide refer to user manual at westinghouse.com.au/manual

Before you start, please make sure:

- Your cooker has been correctly installed by a qualified person.
- Your cooker has power and is switched on.
- You've removed all relevant packaging.

None of the packaging materials can be recycled. Please dispose of them at your local recycling centre or your local council office.

Set...

Get to know the controls

WLE532WC 336 40082

A201 **07501 QSG KIT WH 540 30 60 MIN**

0036 00 **072 GRILL 3159**

0327 00 **033 RACK PAGE 185 / 221 / 188**

Lot 2

1 Rack/roast/bake cooking temperature control knob

QSG #022

Control knob

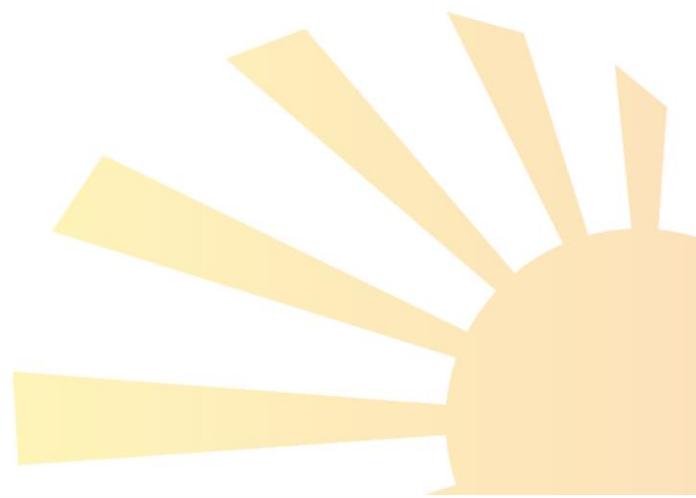
2 Oven light switch on/off (WLE530 model only)

5 Oven temperature control knob

3 Top indicator light

4 Indicator light

6 Oven indicator light





Ceiling Fan

Performance Range Sweep Fan
 P3HS1200*, P3HS1400*, P3HS1200*, P3HS1400*, P3HS1200*, P3HS1400*, P3HS1200*, P3HS1400* series
 by Schneider Electric

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 recommended (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 plastered 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 cleaning of this product.
 - Periodic 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 fixed 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

Ceiling Sweep Fan series - Max weight 5.7 kg	
230-240 V AC, 50 Hz, 60W	230-240 V AC, 50 Hz, 60W
P3HS1200AL	PHS1200AL
P3HS1200SS	PHS1400AL
P3HS1400AL	PLSH1200AL
P3HS1400SS	PLSH1400AL
PLSH1200AL	
PLSH1400AL	

Figure 1

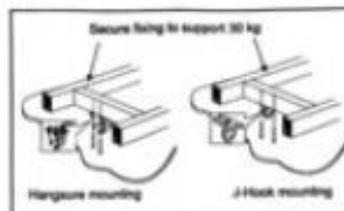


Figure 2

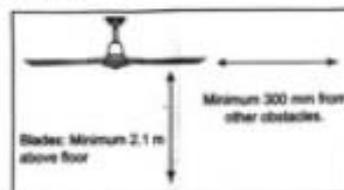


Figure 3

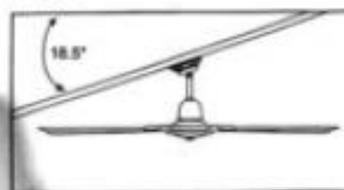


Figure 4

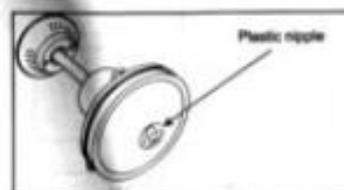
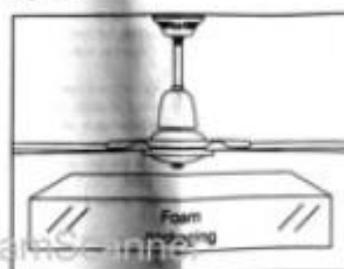


Figure 5



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 Clipper 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 Clipper 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

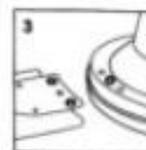
- Place the motor over a foam packaging.
- Place the blade over the motor and align the screws.
- Secure the blade with screws.



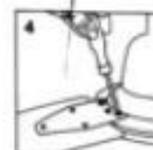
Place the motor



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).



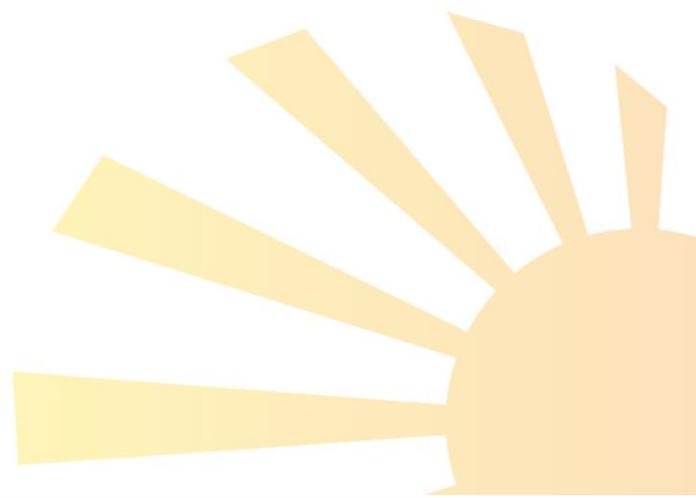
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Smoke Alarm



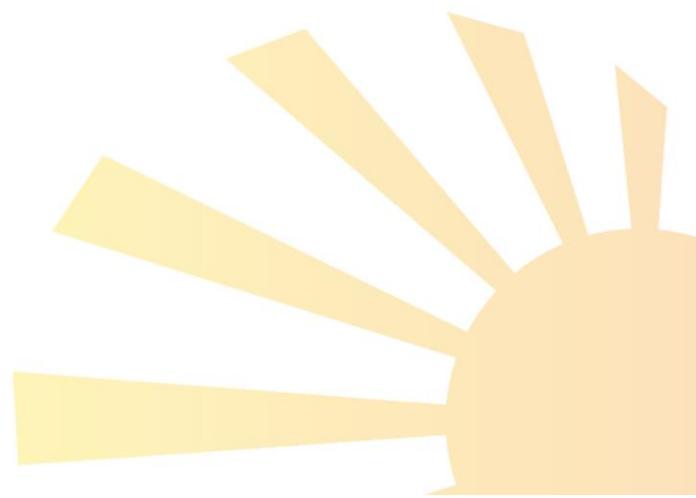
Completed Scope signoff





Scope of Works	Complete	Defects	Comments
Ngangalala			
House 2			
Scoping date - 05/12/23			
Throughout the Dwellings			
Exterior Pressure wash (Approximately 138m2)	✓		
Internal Pressure wash (Approximately 178m2)	✓		
Internal wall painting (Approximately 178 m2)	✓		
Ceiling painting (Approximately 76m2)	✓		
Doors and frames to paint (7 Each)	✓		
Replacing 600mm Louver blades (20 Each) – polycarbonate where applicable	✓		
Replacing 600 x 1800 louver galleries (4 Each) – polycarbonate where applicable	✓		
Internal door stops provided to swung doors	✓		
Exterior			
Pressure Clean	✓		
Re fix external cladding in multiple locations (Approximately 10 m2)	✓		
Lounge/Kitchen			
Replace Solid core door + Entrance set + Vandal Plate (2 Each) + door stop	✓		
Replace Kitchen Sink mixer with SS mixer.	✓		
New 600 w x 1200 L long free-standing stainless bench for kitchen	✓		
Service louver Galleries	✓		
Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)	✓		
Patch 1000 x 1000 hole in wall FC Sheet (4 Each)	✓		
Undertake septic audit and provide report	✓		
Check, Service and report on Hot Water Service	✓		
Bathroom/Laundry			
Replace Solid core door + entrance set + Vandal Plate + door stop	✓		
Replace Solid core door + Privacy + Vandal Plate (2 Each)	✓		
Demolish Existing Bathroom, including cladding, shower base and other plumbing fixtures and flooring	✓		Varied
Replace wall sheeting with 6mm FC Sheet	✓		
Tile floor area of WC, shower and laundry area	✓		
Tile walls of shower and vanity.	✓		
New shower SS mixer 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	✓		

Replace ceiling, Repair Roof install new SL2 solar HWS ✓





Bedroom 1			
Replace Solid core door + Privacy set + Vandal Plate + door stop	✓		
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 + door stop	✓		
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)	5		
Supply and Installation of 300mm Exhaust fan (1 Each)	1		Not installed
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 in good structural condition.			
A roof sheet inspection will be required and will be a variation if replacement needed.			
Total Value of the above-described Scope of Works is \$170,839 Excl GST	\$ 170,839.00	Exc GST	
	\$ 17,083.90	GST	
	\$ 187,922.90	Inc GST	

TFHC Member Name: NIKKI KOKLES

TFHC Member Position: Homelands

TFHC Member Signature:

Nikki Kokles

Date:

18/4/24

Contractor Name:

S. KINSLEY

RMG PROJECT MANAGEMENT

Contractor Position:

SUPERVISOR

Contractor Signature:

S. Kinsley

Date:

18/4/24

