



**DINYBULU
REGIONAL SERVICES
RAMINGINING**



HHIPN00006 Ngangalala Housing Upgrades



House 9 - Ngangalala

Completion Report

**P
M
E
W**

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

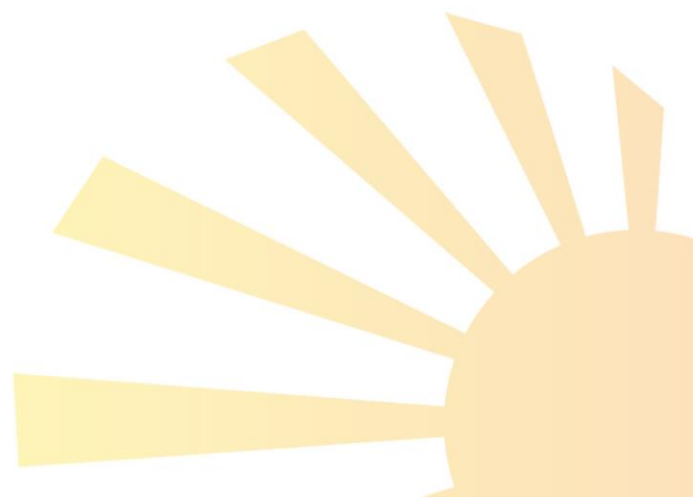
ABN 40 623 374 304





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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 9 |
| Contract No: | HHIPN00006 |
| Completion Date: | 18 April 2024 |

Project Summary – House 9

Dinybulu Regional Services have subcontracted BUKMAK Constructions and have completed the housing upgrade works of House 9, 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 9, 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 9, 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 136m²)

Internal Pressure wash (Approximately 289m²)

Internal wall painting (Approximately 289 m²)

Ceiling painting (Approximately 120m²)

Doors and frames to paint (7 Each)

Replacing 600mm Louver blades (24 Each)

Replacing 600 x 1800 louver galleries (4 Each)

Exterior

Pressure Clean

Replace 3 x step treads Front

Replace complete stairwell Rear + 3 step treads

Add 9 structural stumps including footing approx. 600 x 50 x 50 Galv RHS.

Remove and Replace 12m x 7 Bearers 150 x 50

Remove and Replace 12 m x joists 100 x 50 RHS

Demo existing deck x2

New deck 10.6 x 4m Mod Wood Deck (Front)

New deck 2 x 1.8 m Mod Wood Deck (Rear)

New 2 tier handrail 18.6 L/M

Replace 1 Diamond Mesh Screen 1200 x 1000 (White)

Install 42 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 400mm high to bottom of Building.

Lounge/Kitchen

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

Replace 16 x 200 x 200 Terracotta Floor tiles

Replace Kitchen Sink mixer with SS mixer

Replace Floor from Back wall to approx. 4m internal with 19mm FC sheet + Re tile area 200 x 200 terracotta tiles

Service louver Galleries

Replace Fly Screen Mesh (allow 1800 x 2000)

Bathroom 2m x 2.3m

Replace Solid core door + Privacy set + Vandal Plate

Demolish Existing Bathroom, including cladding, shower base and other plumbing fixtures and flooring

Replace wall sheeting with 6mm FC Sheet, Floor 19mm FC Sheet, Tile Complete shower wall and floor and splash back to sink area

New shower taps and rose + soap holder, toilet, basin, and mirror (use stainless products where possible Remote housing spec)

Laundry/Rear Deck 2m x 1.8 m

Replace Laundry sink and tapware once structural works have been complete to deck

Bedroom 1

Replace Solid core door + Privacy set + Vandal Plate.

Patch 100 x 100 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.

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 #09
Variation #14

Variation to Lot #09 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.

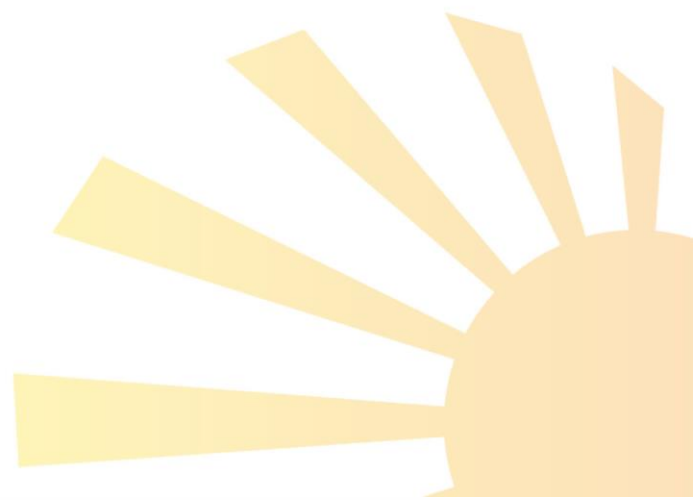
The value of Variation #14 is \$1,034.00 including GST

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
Bukmak Constructions





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REGIONAL SERVICES
RAMINGINING



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

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

Date: 10 April 2024

Dinybulu Regionals Services
BUK2118 – HHIP Ngangalala
Lot #09
Variation #11

Please see below details for the Request for Variation to Lot #09 for a Concrete step landing slab to the stairs.

Note:

- (A) There is no concrete landing at the front and rear stairs which we recommend to have in place
- (B) We recommend 1200mm x 750mm concrete landing slab 100mm thick to meet BCA compliance
- (C) Please refer to the photos below



The value of the Request for Variation #11 is \$3,201.00 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
Bukmak Constructions



DINYBULU
REGIONAL SERVICES
RAMINGINING



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

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

Date: 11 April 2024

Dinybulu Regionals Services
70 O'Sullivan Circuit
East Arm, NT 0822

BUK2118 – HHIP Ngangalala
Lot #09
Variation #12

Hi Catherine,

Housing upgrade progress is continuing at Lot 9 Ngangalala.

Once furniture has been removed from within Lot 9 Ngangalala it has highlighted additional broken floor tiles, primarily in the Kitchen and living room areas.

The initial scope noted to replace 16 tiles, however this has now been identified as 45.

Upon closer site investigation, it has now been identified the existing tiles have been fixed directly to the plywood floor with a cement based adhesive with no underlay provided. This is likely the cause of tile breakage due to the flexible timber substrate and not using a latex or flexible based adhesive for the tiles to facilitate flexing withing the subfloor.

We also advise that the supply of terracotta-coloured tiles is very limited with both colour and sizing being difficult to match the existing

To rectify we see 2 options;

1. Provide additional tiles to colour match but will be quite different and will result in a "patchwork" finish due to sizing and colour difference within the available tiles at suppliers.
2. Remove the entire living room area floor tiles, supply apply underlay, supply relay new tiles to the area, Approx 48m².

Estimated values ;

1. \$3,778.50 including GST
2. \$19,134.50 including GST



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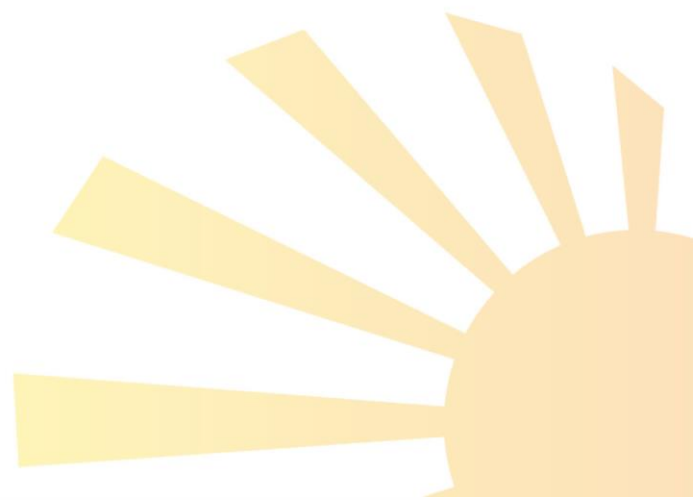


Visual Progress:

Before:



After:

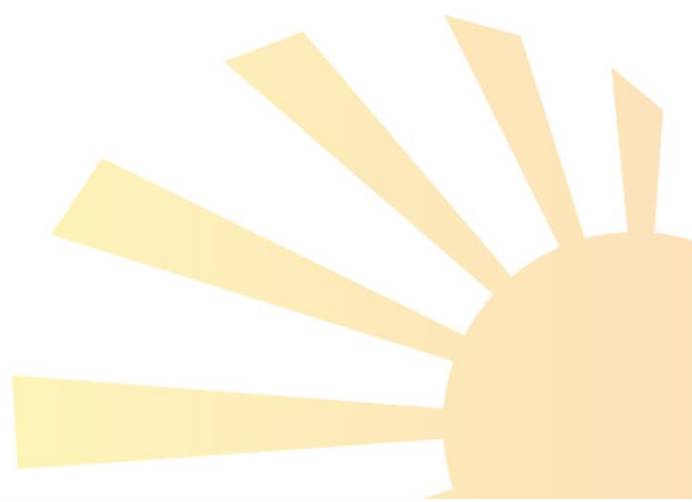




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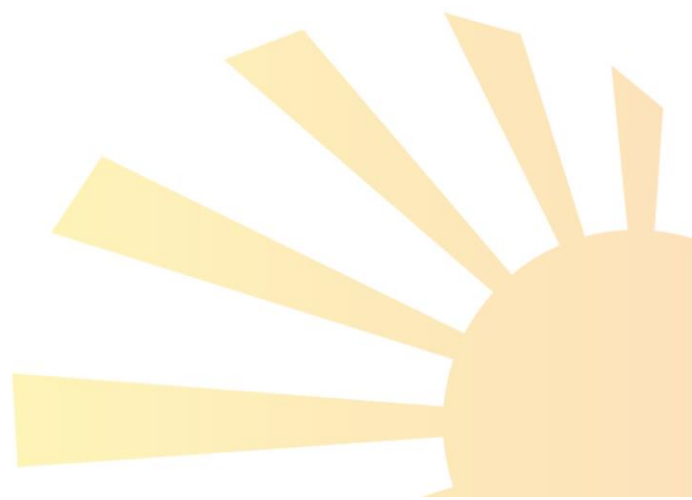




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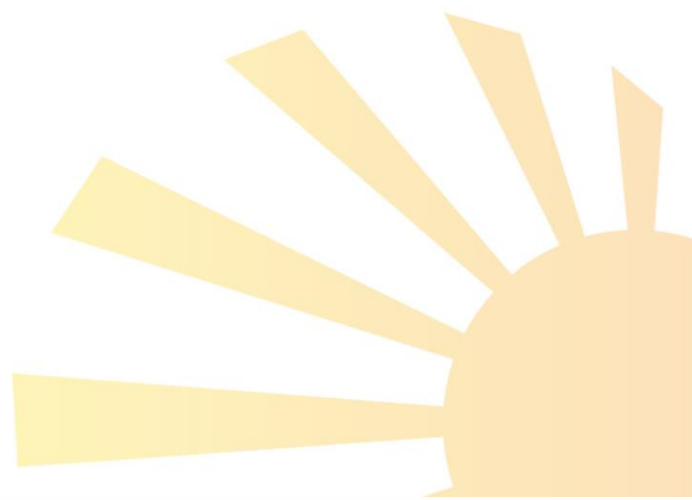




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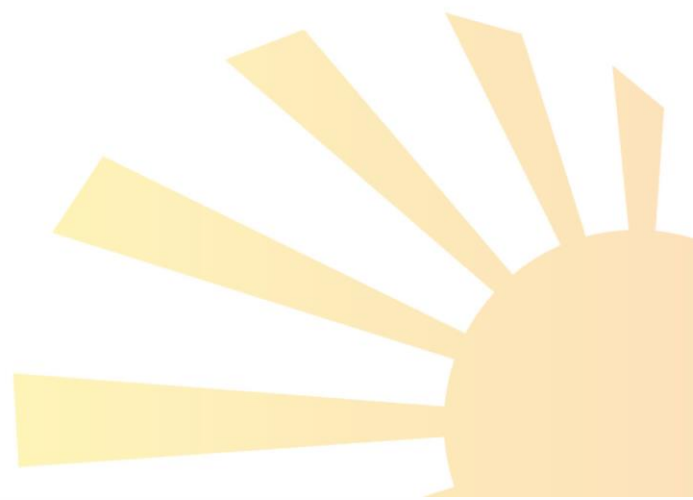




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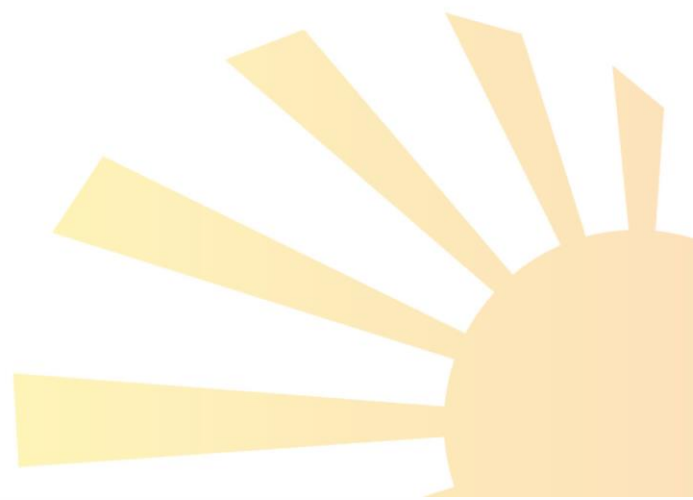




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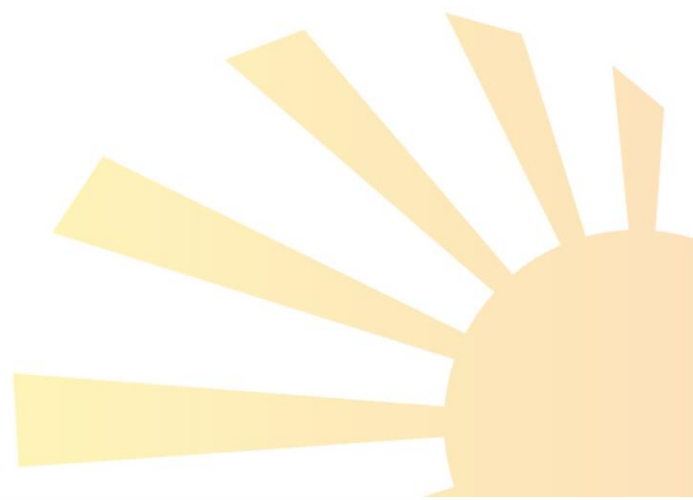


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Attachments:

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





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Serial Number, Warranty & Stove Booklet

Quick Start Guide
WLE522, WLE530, WLE532 series

Westinghouse


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 view your detailed user manual online, simply scan the QR code on your smart phone.
For more detailed information and installation guide refer to user manuals at www.westinghouse.com.au/homecare.

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.

 Most of the packaging materials can be recycled. Please dispose of them at your local recycling centre or at your local recycling bin.




Set...

Get to know the controls

WLE532WC **335 42005**
4201 CECS01 055 837 WU 540 00 AR WIR
0038 00 **WLE532** DRILL DISEN

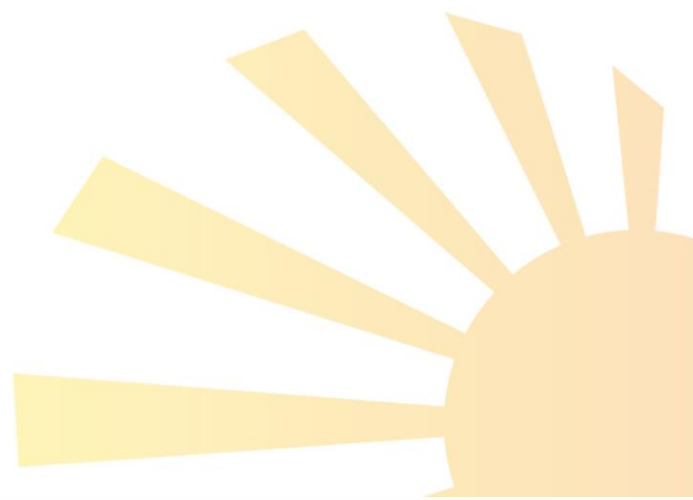
0327 00 **WLE532** RACK PAGE 100 / 001 / 100

LOT 9

1 Radiant/boil-over cooking temperature control knob
2 Oven light switch (WLE530 model)

Top indicator light
Oven light
Indicator light



Ceiling Fan

Performance Range Sweep Fan

PLJH1200⁺, PLJH1400⁺, P3HS1200⁺, P3HS1400⁺, P4HS1200⁺, P4HS1400⁺, PLJH1200⁺, PLJH1400⁺ 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 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).
- Diagonal 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 cleaning of the product.
- Periodic cleaning of ceiling fan is required. It is recommended to clean every 6 months. Harsher environments 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

Pre-Installation Checks

Ceiling Sweep Fan socket - Max weight 5.7 kg

| 230-240 V AC, 50 Hz, 60W | 230-240 V AC, 50 Hz, 90W |
|--------------------------|--------------------------|
| P3HS1200AL | P6HS1200AL |
| P3HS1200SS | P6HS1400AL |
| P3HS1400AL | PLJH1200AL |
| P3HS1400SS | PLJH1400AL |
| PLJH1200AL | |
| PLJH1400AL | |

Figure 1

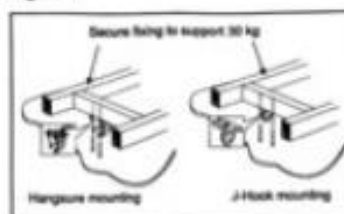


Figure 2

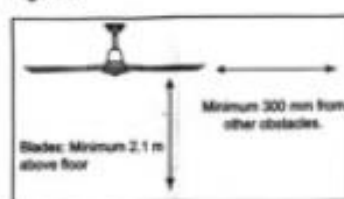


Figure 3

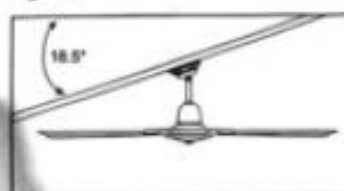


Figure 4

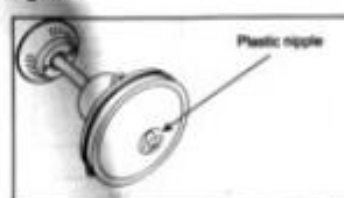
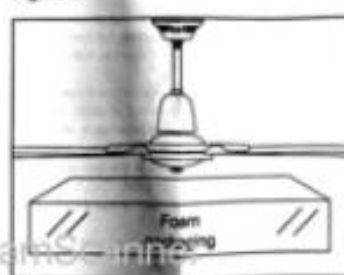


Figure 5



Pre-Installation Checks

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:

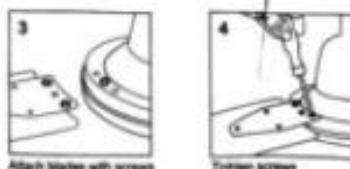
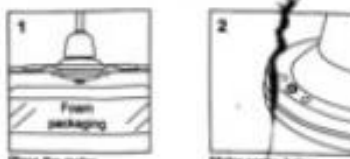
Controlling Single or Multiple Fans on Single Controller: This fan has been supplied with a Cipsal Three-Speed Controller that is designed to only operate a single fan. If multiple fans are required to be operated from a single controller, a Cipsal C-Thru™ Electronic Fan Controller (purchased separately) 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.

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.



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

