



DINYBULU
REGIONAL SERVICES
RAMINGINING



HHIPN00006 Ngangalala Housing Upgrades

House 1 - Ngangalala Completion Report

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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 1
Contract No:	HHIPN00006
Completion Date:	17 July 2024

Project Summary – House 1

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 1, Ngangalala commenced 12th June 2024 and was completed on the 17th July 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 1, Ngangalala Homeland as a part of the Capital Grant Funding Agreement (HHIPN00006) - 10 Housing Upgrades – Ngangalala. The completed works are as follows:

SCOPE:

<p>Ngangalala House 1 Scoping date - 05/12/23</p> <p>Throughout the Dwellings Exterior Pressure wash (Approximately 151m²) Internal Pressure wash (Approximately 320m²) Internal wall painting (Approximately 320 m²) Ceiling painting (Approximately 138m²) Doors and frames to paint (8 Each) Replacing 600mm Louver blades (26 Each) Replacing 600 x 1800 louver galleries (4 Each)</p> <p>Exterior Pressure Clean Remove and replace total front and back verandah Replace 2 sets of stairs including 6 x step treads Add 30 structural stumps including footing approx. 600 x 50 x 50 Galv RHS. Remove and Replace - 13m x 10 Bearers 150 x 50 Remove and Replace - 60lm verandah (Front) joists 100 x 50 x 3mm RHS Remove and Replace - 45lm verandah (Rear) joists 100 x 50 x 3mm RHS Replace front decking 35m² Replace back decking 30m² Install 60 L/M of 50 x 50 Galv Verim mesh and top and bottom cord 50x50 RHS. approx. 600mm high to bottom of Building Trim 2 x 12m Trees</p> <p>Breezeway Replace Solid core door + Entrance + Vandal Plate (2 Each) Replace Fly Screen Mesh (allow 1800 x 2000) (2 Each)</p> <p>Kitchen Replace Solid core door + Passage + Vandal Plate. Replace Kitchen Sink mixer with SS mixer. Replace Stove Service louver Galleries Replace Fly Screen Mesh - allow 1800 x 2000 (2 Each)</p>



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
Re line walls with 6mm FC sheet
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

Demolish Existing laundry fixtures
Replace wall lining and flooring
Re tile laundry to match bathroom
Plum new sink and washing machine taps to
Install new laundry tub and SS mixer to wall + washing machine cox

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.

Approved Variation/s

BUK2118 – HHIP Ngangalala
Lot #01
Variation #35 – Extra Electrical

Dear Catherine,

Please see Request for Variation #35 for Extra Electrical required at Lot 01 Ngangalala – Scope of Works on Page 2.

The value of Variation #35 is \$6,124.00 excluding GST

The proposed work is inclusive of materials, consumables, freight, labour and accommodation.

Terms: This quote is valid for acceptance for 15 days from the above-mentioned date.

LOT 1					
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	7	2
	138	Remove existing light fitting and replace with WP LED Oyster light fitting	3	0	-3
	145	Remove existing light fitting and replace with 600 WP LED light fitting	0	1	1
	147	Remove existing light fitting and replace with 1200 WP LED Bittern light fitting	0	2	2
	148	Replace / Supply and Install 1400 dia ceiling fan including controller	0	5	5
	150	Replace / Supply and Install light switch	0	9	9
	151	Replace / Supply and Install double gang combination	5	5	0
	153	Replace / Supply and Install light switch with WP light switch	3	1	-2
GENERAL WORKS	174	Electrician	0	2	2
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
	180	Replace / Supply and Install earth stake cover			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	8	6	-2
	187	Replace / Supply and Install WP double GPO including wiring	4	3	-1
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
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	6	6
	202	Supply and Install 2.5mm ² wiring from MSB to HWS. Includes cabling, conduit, CB, HW isolator and labour.	0	1	1
	203	New SB enclosure. Works include: - File NW 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	212	Replace / Supply and Install isolation switch for Solar HWS including wiring	0	1	1
ADDITIONAL	231	Install lockable circuit breaker to meter panel	0	1	1
		*** Positive Value - means (Actual requirement is more)			
		*** Negative Value means (Actual requirement is less than what allowed in the scope)			

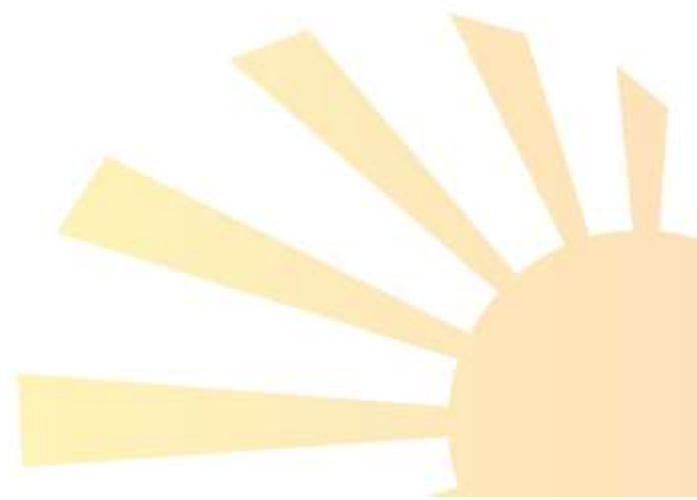
BUK2118 – HHIP Ngangalala
Lot #01
Variation #36 – Rusted door frames

Dear Catherine,

Please see Request for Variation #36 for the removal of the bottoms of 3 x rusted door frames and replacement of new door frames (about 300mm) required at Lot 01 Ngangalala.



The value of Variation #36 is \$1,527.00 excluding GST



BUK2118 – HHIP Ngangalala
Lot #01
Variation #37 – Replace tiling in WC

Dear Catherine,

Please see Request for Variation #37 to remove and replace old tiles in the WC area at Lot 01 Ngangalala as it is not part of the original scope. The new tiles will be 200x200mm floor tiles and skirting tiles to maintain consistency with the wet area (4m²), along with strengthening the waterproofing application over the entire floor.

The value of Variation #37 is \$3,125.00 excluding GST



BUK2118 – HHIP Ngangalala
Lot #01
Variation #40 – Replace tiling in WC

Dear Catherine,

Please see Request for Variation #40 at Lot 01 Ngangalala.

The existing houses have only 5 bearers. The scope requires removing the existing rusted 5 bearers and replacing them with new ones, adding an additional 5 to strengthen the floor structure.

Each bearer is supported by 4 stumps, totalling to 40 stumps for 10 bearers. However, the scope specifies 30 stumps, which our price is based on.

We will need 10 additional stumps to support all the bearers. This variation covers the cost for the extra 10 stumps. Due to the restricted access under the floor, this process is very time consuming.

The value of Variation #40 is \$10,607.00 excluding GST



BUK2118 – HHIP Ngangalala
Lot #01
Variation #41 – Solar Hot Water System Circuit

Dear Catherine,

Please see Request for Variation #41 at Lot 01 Ngangalala, for installation of new Solar Hot Water System circuit due to the dwelling not having one.

Details:

- 1 x Residual Current Breaker with Overcurrent Protection
- 1 x Solar Hot Water System booster switch
- Solar Hot Water System circuit installation

The value of Variation #41 is \$1,186.00 excluding GST

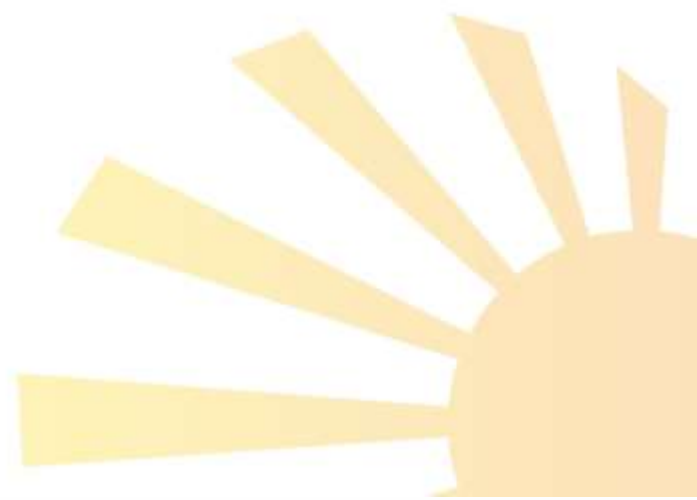
Visual Progress:

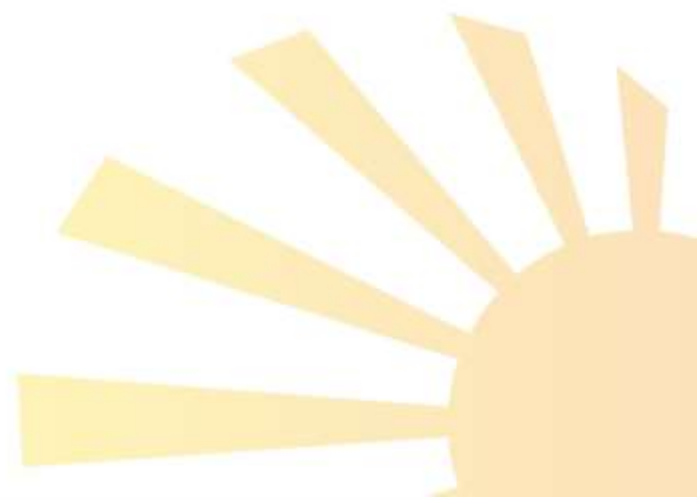
Before:

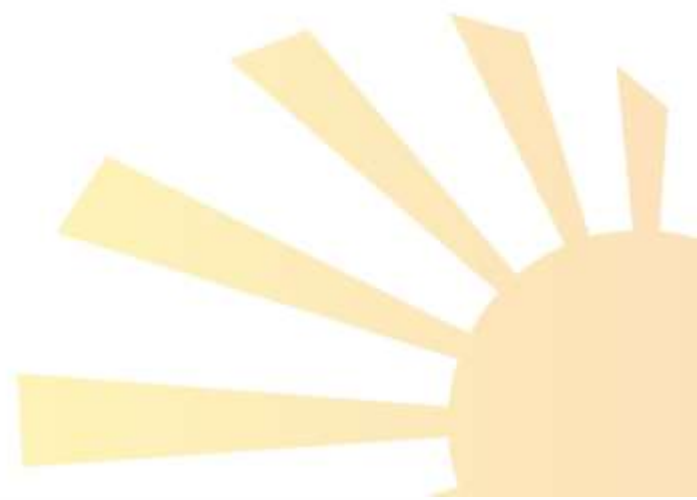


After:

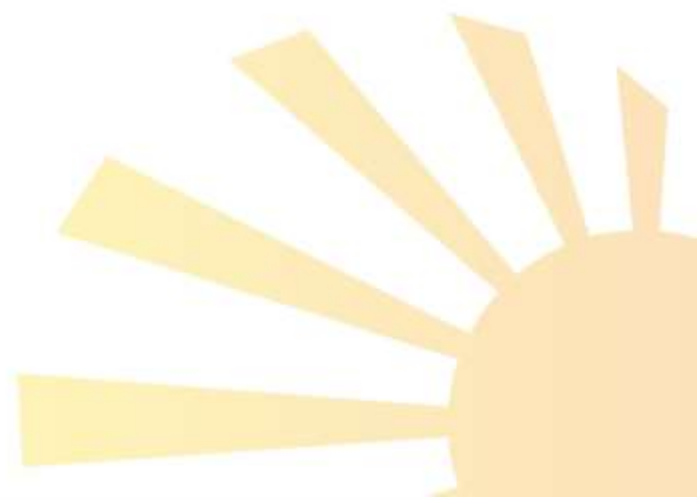


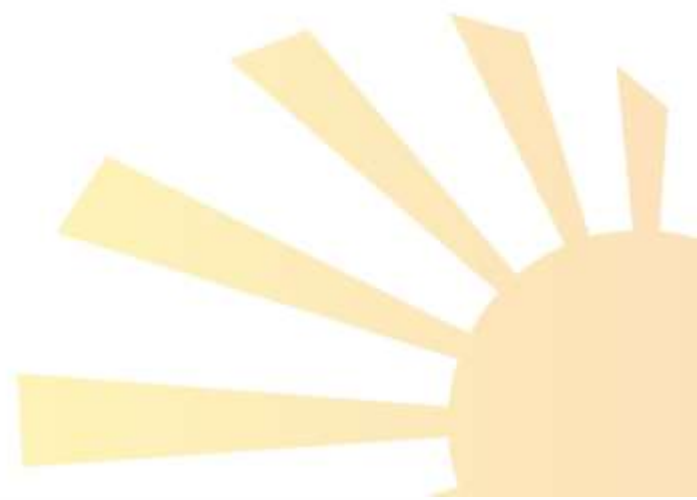


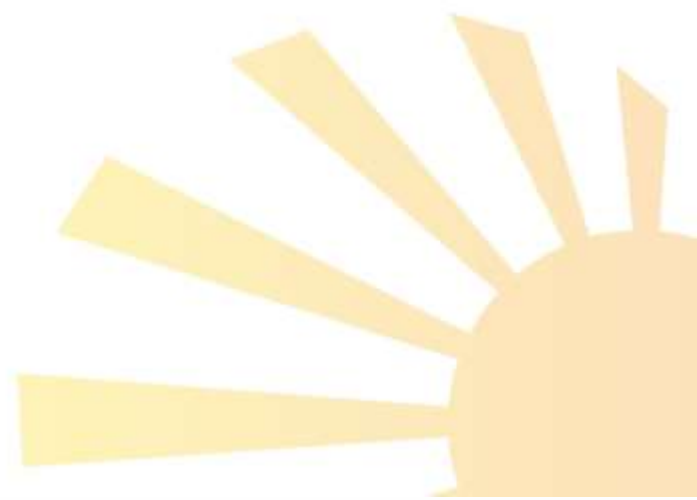


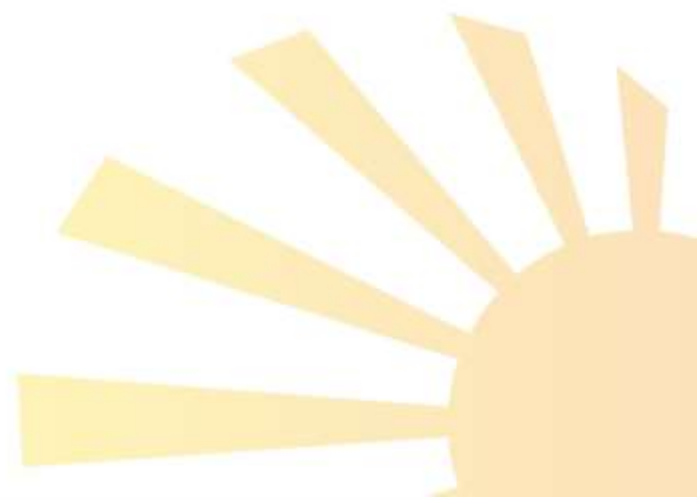








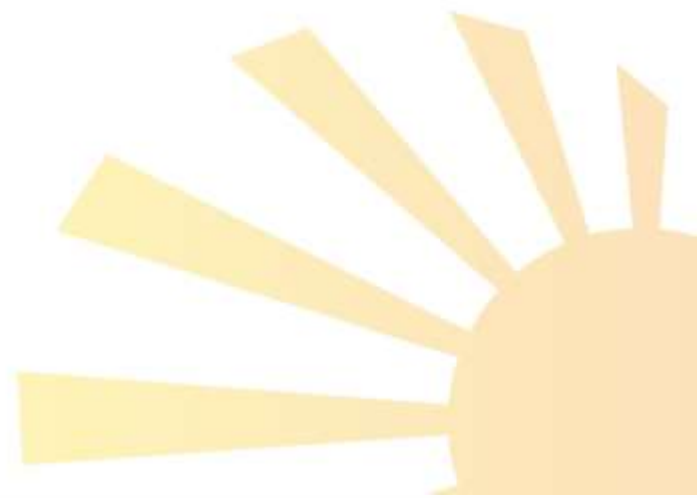






Attachments:

- 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

SEPTIC SYSTEM:

Based on the information provided about the septic system at house 1, here are some recommendations regarding the installation of a new gravity-fed system:

Current System Description:

- The existing septic system at house 14 operates on a pump-out pit that transfers waste to a soakage trench.
- The drainage component and pumps of the system are in good working condition.

Proposed Recommendation

Install New Gravity-Fed System:

- This new system would eliminate the need for a pump to transfer water up to the current absorption trench, which is located above the natural ground level.

- *Advantages*

- Reduced Maintenance:

Gravity-fed systems generally require less maintenance compared to systems with pumps, which can be prone to mechanical issues over time.

- Lower Operational Costs:

Without the need for pumps, operational costs associated with electricity and pump maintenance would be eliminated.

- Long-term Reliability:

Gravity systems are often more reliable because they have fewer moving parts that can break down.

- Environmental Benefits:

Gravity-fed systems typically have lower energy consumption and can be more environmentally friendly.

- Considerations:

- Initial Cost: While installing a gravity-fed system may be more expensive initially due to excavation and installation costs, the reduced maintenance and operational costs over time can offset this initial investment.

- Site Suitability: Ensure that the site conditions and terrain are suitable for a gravity-fed system. Adequate slope and soil conditions are necessary for proper drainage and absorption.

Diagram Comparison:

- Including diagrams of the current pump-out pit system and the proposed gravity-fed system can visually illustrate the differences and benefits of the new system.

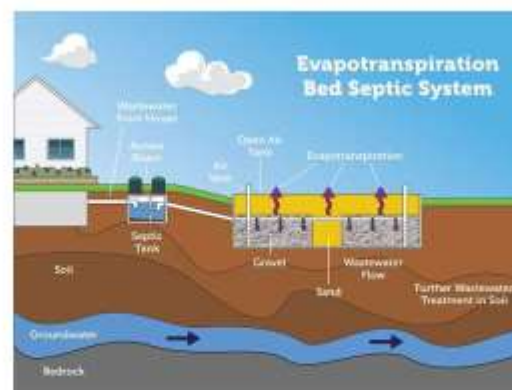
In conclusion, installing a new gravity-fed septic system at house 14 appears to be a beneficial upgrade, offering reduced maintenance, lower operational costs, and improved long-term reliability compared to the current pump-out pit system. It's important to assess the feasibility and costs associated with installation while ensuring the system meets local regulations and environmental requirements.

Current:

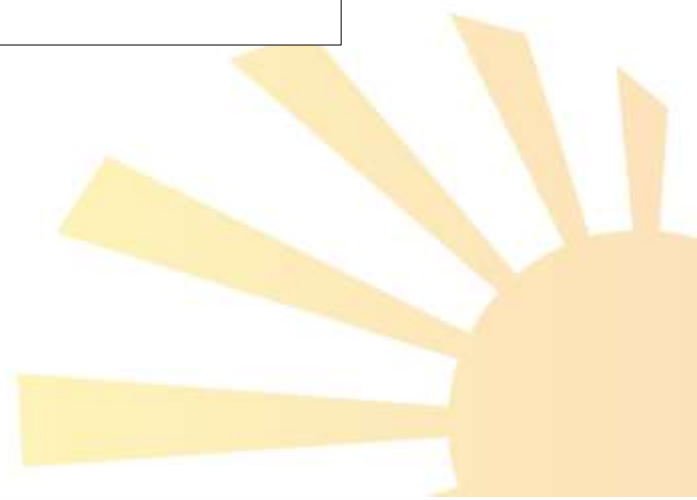


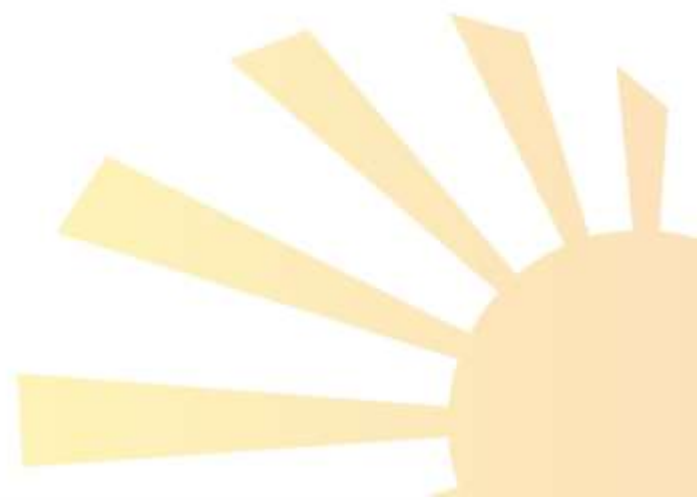
Please note: Septic systems vary. Diagram is not to scale.

Recommended:



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





Solar Hot Water Report

SOLAR HWS:

The solar hot water system at lot 1 is in good shape with several positive attributes:

- 1. Working Condition:** The system is currently operational and effectively producing hot water, which indicates that it is meeting its intended purpose.
- 2. Condition of Tank and Panels:** Both the tank and solar panels are in good condition. Given their lifespan of approximately 5-10 years, it suggests that they are relatively new or have been well-maintained.
- 3. Pipework Compliance:** The pipework is made of stainless steel and meets AS3500 standards. Stainless steel is durable and corrosion-resistant, making it a suitable choice for ensuring compliance and longevity of the plumbing system.

Considering these points, here are some recommendations to maintain and optimize the system:

- Regular Maintenance:

Continue with regular maintenance routines to ensure all components (tank, panels, and pipework) remain in good working order. This includes checking for leaks, monitoring water temperature, and inspecting connections.

- Monitoring Performance:

Keep track of the system's performance over time, especially as it ages towards the end of its expected lifespan. Monitoring can help identify any decline in efficiency or signs of wear that may require attention.

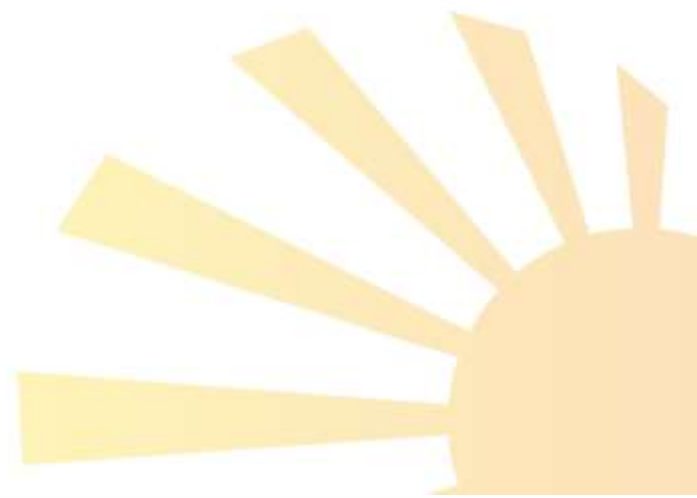
- Plan for Replacement:

Given the lifespan of 5-10 years for the tank and panels, start planning for replacement or upgrades as they approach the end of this period. This proactive approach will help avoid unexpected failures and ensure uninterrupted hot water supply.

- Efficiency Tips:

Implement energy-saving practices such as insulating hot water pipes, adjusting thermostat settings based on seasonal needs, and ensuring solar panels are free from shading to maximize efficiency.

- Compliance and Standards: Continue to adhere to AS3500 standards for any future maintenance or upgrades. Regularly review local regulations to ensure ongoing compliance.

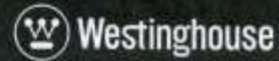


Serial Number, Warranty & Stove Booklet



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 manuals at westinghouse.com.au/manuals

Before you start, please make sure:

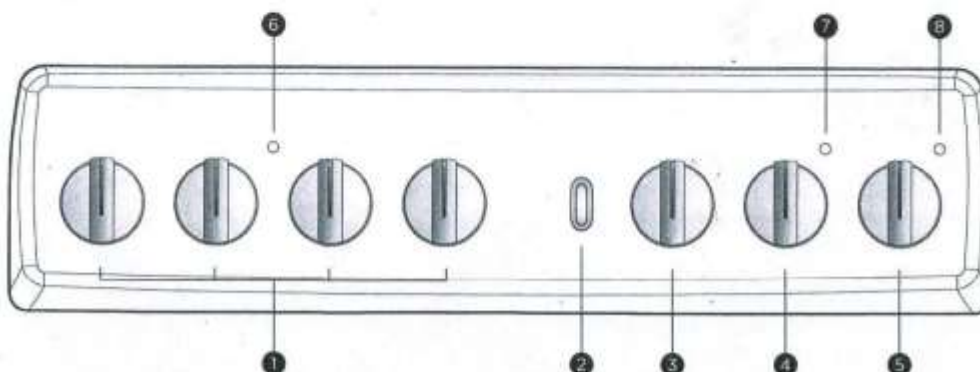
- Your cooker has been correctly installed by a qualified person.
- Your cooker has power and is switched on.
- You've removed all relevant packaging.



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

Set...

Get to know the control panel:



- | | | |
|--|----------------------------------|---------------------------|
| 1 Radiant/solid/ceramic cooktop temperature control knob | 3 60 minute timer | 6 Cooktop indicator light |
| 2 Oven light switch on/off (WLE530 model only) | 4 Grill temperature control knob | 7 Grill indicator light |
| | 5 Oven temperature control knob | 8 Oven indicator light |

Ceiling Fan

Performance Range Sweep Fan

P3HS1200** P3HS1400** P3HS1800**
P3HS1200SS P3HS1400SS P3HS1800SS
P4HS1200** P4HS1400** P4HS1800**

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 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 hold 4 times the weight of the fan, 30 kg if 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 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 the electrical supply before doing any work on this product.
- For cleaning of ceiling fan is required. It is recommended to clean every 12 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, 80W
P3HS1200AL	P4HS1200AL
P3HS1200SS	P4HS1400AL
P3HS1400AL	P4HS1200AL
P3HS1400SS	P4HS1400AL
P3HS1800AL	
P3HS1800AL	

Figure 1

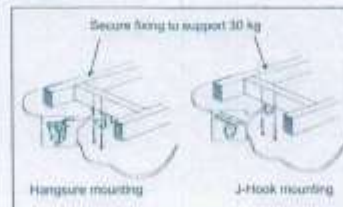


Figure 2

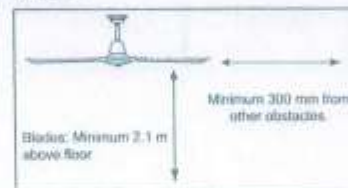


Figure 3

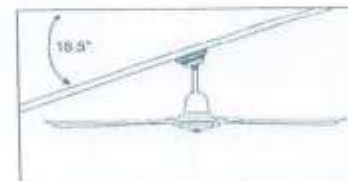


Figure 4

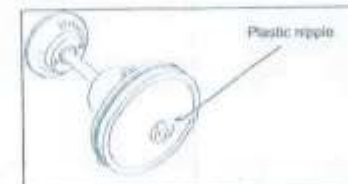
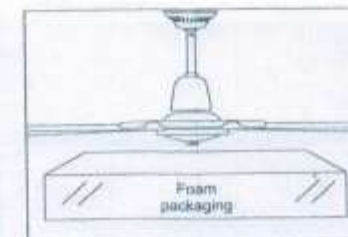


Figure 5

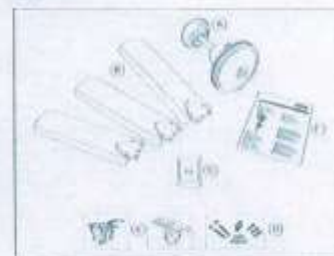


2. Pre-install Check

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

- (A) Motor Assembly
- (B) Blades (3 or 4 depending on model)
- (C) Three-Speed Fan Controller
- (D) Screw Pack
- (E) Mounting Bracket
- (F) 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

