



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 1, Mosquito Bore Homeland.





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Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 1, Mosquito Bore Homeland.
Contract No.	HHIP2300001
Completion date	19/05/2024



1. Project Summary

House 1, Mosquito Bore Homeland.

The Homelands Housing and Infrastructure Program (HHIP), managed through the Department of Territory Families, Housing and Communities (TFHC) is a program funded by the Australian Government of which is focused on improving the living conditions in Homelands to ensure residents have access to safe, secure and quality housing and infrastructure suitable to their needs.

AEA NT have completed the approved scope of works at House 1, Mosquito Bore Homeland, delivering a quality final product which was handed back to the primary residents who now have improved access to the 9 Healthy Living Practices.

The construction works at House 1, Mosquito Bore Homeland commenced on 8th April 2024 and were completed on 19th of May 2023 representing a five (5) week works program.

The total labour hours expended on this project included 39% participation by Aboriginal staff and/or sub-contractors.

2. Scope and Visual Confirmation of Works

2.1 Kitchen & Living Area

- Install 2 x new solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 1 x new solid core door with passage lockset to existing built-in pantry
- Install 3 x new windows (to suit existing openings), screens and flashings (1 x kitchen window and 1 x living area window without air-conditioning provision; 1 x living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above 2 x living area windows only (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds)
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under both external doors
- Supply and install new stainless steel kitchen benches with stainless steel splash back
- Install new double bowl sink and flick mixer
- Remove small old nib wall and patch the floor and wall tiles
- Install new electrical components including stove and isolator, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision in living area), and smoke alarm.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before works commenced:



After works completed:



2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Bedroom 3

- Install 1 x new solid core door including privacy lockset and door stop
- Install 2 x new windows, screens and flashings (only 1 x window with box air-conditioner provision)
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups



Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom & Toilet Areas

Bathroom

- Strip out bathroom including removing shower hob, wall and floor tiles
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls and skirting as required
- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings (outside hood)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings and fixtures including stainless steel shower mixer, outlet, shower rose, waste grate, stainless steel mixer & hand basin with tiled splash back and mirror
- Supply and install new fixtures including towel rail, disabled grab rails, stainless steel soap holder, shelves, and 4 x hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings (outside hood)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles
- Install new electrical components – light and switch
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:





2.4 Laundry & Exterior

Laundry

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new vented window with screen and flashings (outside hood)
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under door
- Supply and install new plumbing fittings including laundry tub and taps
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups

Additional Toilet (Outside)

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new vented window with screen and flashings (outside hood)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under door
- Install new electrical components – light and switch
- Paint touchups

External Areas

- Service Solar Hot Water System
- Remove old unused/redundant chimney and patch roof and ceiling
- Prep and paint existing T-bar clothesline uprights and re-string with stainless steel line and tensioner
- Rear verandah (3000 x 6000) - pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab
- Front perimeter fencing and pedestrian access gate to be repaired, including new top rail, new hinges, relacing as required to secure yard
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Provide 2 x concrete splash pads to suit existing outside garden taps
- Install new main water valve box with 600mm concrete surround
- Supply and install 6 x new yellow painted bollards around septic tank
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Service “swampy” air-conditioning unit (NOT split system)



Before Laundry, Additional Toilet & Exterior works commenced:



Before Laundry, Additional Toilet & Exterior works commenced





3. Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Glazing Certification