



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 12 – Arlparra Homeland





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Project Name	Utopia Clusters 2 & 4	Contract No.	HHIP2300001
Homeland	Arlparra	Community ID	168
Project Type	House & Infrastructure Upgrade	House #	12
Commencement Date	19/05/2025	Completion Date	10/07/2025



1. Project Summary

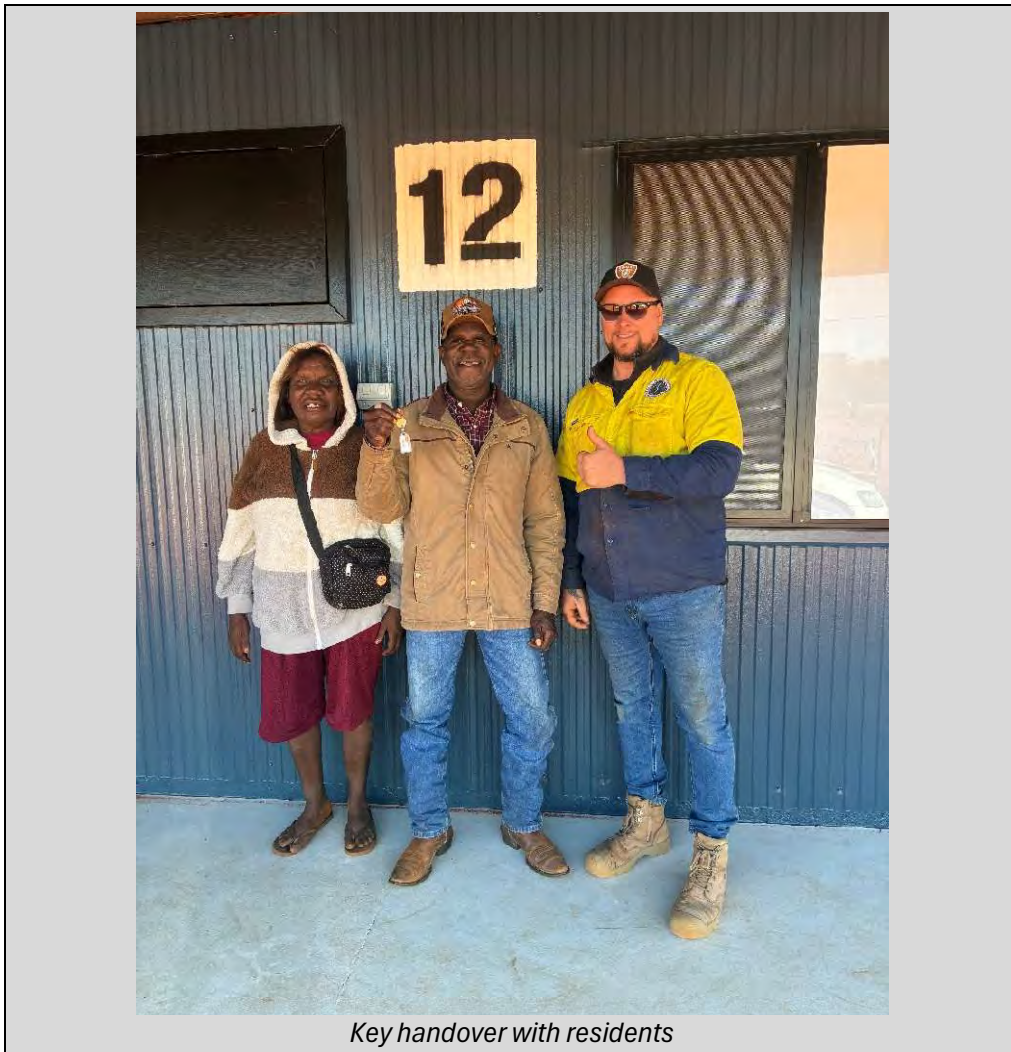
House 12, Arlparra Homeland

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 12, Arlparra 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 12, Arlparra Homeland commenced on the 19th of May 2025 and were completed on the 10th of July 2025, representing an eight (8) week works program.

The total labour hours expended on this project included 28% participation by Aboriginal staff and/or sub-contractors.





2. Scope of Works

2.1 Kitchen & Living

- Install 2 x new 920 door frames, solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 2 x new windows, screens and flashings
- Install curtain rod holders above 1 x living area window only (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Repair/service and pressure clean existing stainless-steel kitchen benches
- Install new flick mixer to existing sink
- Install new stainless-steel splash back around kitchen bench area
- Install new stainless-steel utensils draw to underside of existing kitchen bench
- Supply and install new single door steel mesh wardrobe
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Install new electrical components including stove and isolator (relocate stove power supply and isolator to beside kitchen bench), lights, light switches, ceiling fan, fan switch, power points (including new power point near RAC hatch provision in living area), and smoke alarm.

2.2 Bedrooms

Bedroom 1

- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new single door steel mesh wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)
- Paint touchups

Bedroom 2

- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new single door steel mesh wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)
- Paint touchups

**Bedroom 3**

- Install 1 x new door frame, solid core door including entrance locksets (keyed alike with other external doors) and door stop
- Install 1 x new window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new single door steel mesh wardrobe
- Install new electrical components including light, light switch, WALL FAN, power points (including new power point near RAC hatch provision)
- Paint touchups

2.3 Bathroom & Toilet**Bathroom & Toilet Area**

- Extend Bathroom wall between Bathroom and Laundry along veranda to make a larger bath/toilet area to allow access and installation of hand washing basin.
- Remove sheeting and Reline shower walls with 9mm villa board (Install nib wall between Shower and toilet)
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls as required
- Install 1 x new 920 door frame, 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, 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 splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Supply and install new fixtures including 1 x towel rail, 2 x grab rails, 1 x stainless steel mirror above basin, stainless steel soap holder, 3 x stainless steel shelves and 4 x hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

2.3 Laundry & External Areas**Laundry (Outside)**

- Extend outside nib wall to provide added protection for washing machine/laundry tub area
- Prepare and paint all surfaces (walls, posts and ceiling as required)
- Supply and install new plumbing fittings including water pipes, chasing of drain pipes and 1/4 turn taps
- Supply and install new fixtures including laundry tub and stainless steel splash
- Install new electrical components including light, switch, and power point
- Paint touchups



External Areas

- Remove existing electric HWS and replace with 120L unit
- Install new Prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioners
- Replace Veranda posts x 3
- Rear verandah - Construct new steel meshed enclosure from laundry nib wall to wind break along edge of concrete slab to secure rear verandah area including: 50 x 50 SHS frame, 50 x 50 galvanised mesh fixed to frame, standard door with entrance lockset (keyed alike with other external doors)
- Rear Verandah – Repair section of damaged concrete slab with “tuff top” topper; Construct 2400 x 3000 x 75mm steel stud frame 800mm high with 100mm gap from existing concrete slab with external custom-orb cladding and flashings (to be painted to match external house colour). Above stud frame, black aluminum slats to be installed to create sight screens above to approximately 1.8m high providing fit for purpose private outdoor areas with suitable protection from the elements (“Wind Breaks”).
- Front verandah – Repair section of damaged concrete slab with “tuff top” topper; leave existing corrugated iron in place, securely fix off, supply and install flashings and paint to preferred exterior house colour
- Front veranda – Removal of approximately 5 meters of damaged sheeting on external of house shell inspect and replace stud framing as required and re-sheet with new
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- service 2 x garden tap currently on rear end walls, and provide concrete splash pad to suit
- Repair IO risers
- Supply and install 4 x new yellow painted bollards around septic tank and 4 around IO’s 500mm in the ground with 900mm above ground to provide visual markers and also restrict vehicular access across buried infrastructure
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and relocate switchboard from front verandah to side of house ensuring it is upgraded to be compliant

3. Visual Progress

Before



After





4. Attachments

Talent Release Form

Electrical Certificate of Compliance

Glazing Certification