

# Completion Report

## Homelands Housing and Infrastructure Program



### Djarrung Housing Upgrades

#### House No1

DIRECTION  
Unavailable

14.81500°S  
131.53858°E

ACCURACY 5 m  
DATUM WGS84



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<b>Service Provider</b>	Jawoyn Association	<b>ABN</b>	46 892 945 355
<b>Contact Details</b>	89 Victoria Highway Katherine NT 0850	<b>Contractor Accreditation Limited (CAL) Registration Number:</b>	
<b>Project Name</b>	HHIP	<b>Contract No.</b>	NORTH0015
<b>Homeland</b>	Djarrung	<b>Community ID</b>	670
<b>Project Type</b>	<b>Housing upgrades</b>	<b>House #</b>	<b>1</b>
<b>Commencement Date</b>	<b>19/11/2025</b>	<b>Completion Date</b>	<b>16/12/2025</b>

## Project Summary

*Include a brief summary of the deliverables on the project. Also include a photo of handover back to residents on completion of the project, if applicable.*

Project consisted of assisting resident with moving their belongings out of property into designated temporary accommodation within the community. Demolition of existing outdated FFE & Installing new FFE as per agreed scope between client, tenant & contractor.

New bathroom ensuite was a top priority for ageing tenant that enables seamless access. New flooring all throughout property was installed, walls, skirting and ceilings were repainted to tenant specification.

Out of scope & necessities for this remote community were added outside of the HHIP budget which included Starlink services & a Solar Hot Water system.

## Scope of Works Overview

<b>Homeland:</b>	Djarrung
<b>House/Asset No:</b>	House 1
<b>Scoping Date:</b>	18/09/2025
<b>Throughout the Dwelling</b>	
New Fixtures & Fittings, Repaint & Portable Water Systems renewal. The area is severely affected by hard water so without adequate or consistent preventative maintenance over time, these were in poor condition. Recommended action post-handover is the creation of a service delivery plan that schedules inspections & water softeners to prolong system use & consistent home comforts over time.	
<b>Exterior</b>	
Roof, walls & structural steel columns cleaned out, allowed to dry & ensure no residue present below repainting to a tenant choice colour. Doors & window frames also repainted including hinge repairs, jambs & sills. Fly screens installed all throughout.	
<b>Lounge/Kitchen</b>	
New paint works to room, doors & windows, new flooring & skirting. new GPOs, Rangehood extractor installed & tested.	
<b>Bathroom</b>	
Bathroom re-configuration to suite ageing tenant installed with handrails & non slip floors, new tiles & certified waterproofing carried out.	
<b>Laundry</b>	
Laundry facility FFE installed, new extra cupboard space to enable better storage added	
<b>Bedroom 1</b>	
New paintwork, aircon hatch surrounds, GPOs & flooring installed	
<b>Bedroom 2</b>	
New paintwork, aircon hatch surrounds, GPOs & flooring installed	
<b>Bedroom 3</b>	
New paintwork, aircon hatch surrounds, GPOs & flooring installed	
<b>Electrical Works</b>	
New ceilings fans all throughout property, renewed GPOs & electrical testing to finish	

## Visual Progress

Include before and after images of all areas that received upgrades. Delete/add areas as needed.

BEFORE	AFTER
Exterior	
  	 

**Interior**



## Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Builders Declaration
- Section 40 Plumbing cert
- Serial Number, Warranty and Stove Booklet
- Approved Scope of Works Document

**PAINTING WORKS**

**HOUSE -01 (Main house)**

**Preparation**

Repair and patching to all surfaces and gap-fill cracking  
 cleaning of all surfaces  
 All painting selections as per client's choice

**Ceilings**

Repair any damage; remove debris.  
 Sand and undercoat patches/marks.  
 Gap-fill cracks.

Finish with two coats of the selected colour.

**Walls**

Remove flaking or loose paint.  
 Patch damage and gap-fill where needed.  
 Undercoat patched areas.

Finish with two coats of the selected colour.

**Doors, windows & trims**

Remove any loose or flaking paint.  
 Repair minor damage and gap-fill cracks.  
 Sand clean and make good for painting  
 Hardware must remove before painting and  
 replaced after completion.

**Exterior painting**

Eaves/Ceilings  
 Gap-fill all cracking. Sand and prepare for painting  
 Apply two coats of the selected colour.

**Walls**

Gap-fill where necessary.  
 Apply two coats of selected colours, spray application preferred.

**Doors, windows & frames**

Same process as interior: remove loose/flaking paint,  
 repair minor damage, gap-fill, sand,  
 undercoat, and apply two coats of selected colour  
 Hardware to be removed and reinstated after painting.  
 Gates, Handrails, stairs & posts  
 Clean, prep, and apply finish consistent with other external metal surfaces.



Interior existing conditions



Exterior existing conditions

**FLOORING WORKS**

**HOUSE -01 (Main house)**

**Demolition works**

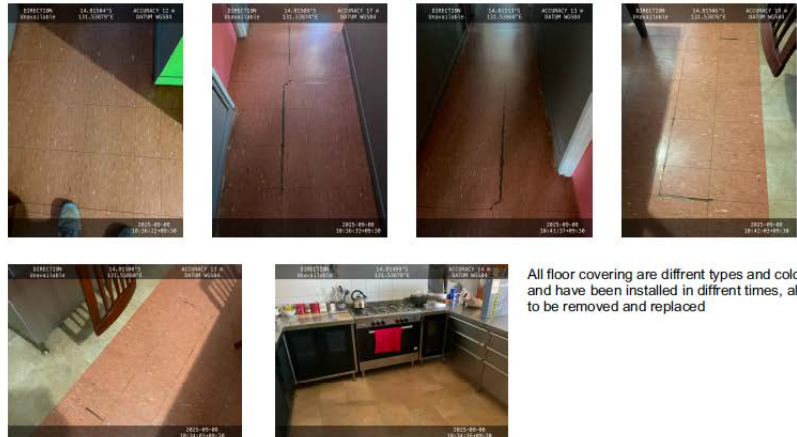
- 1 - Remove of all furnitures out.
- 2 - Removal of all flooring covering tiles/carpet or vinyl and all skirting and make good for new tiling installation

**construction works**

- 1 - Preparation and water proffing for all surfaces  
 Sanding and gap filling through out the flooring repairs  
 to all cracks and joints, replace any damaged floor boards
- 2 - Flooring installation as per standards and manufactures  
 specifications. Floor covering choice, types and colours are  
 as per clients recommendations  
 Flooring area's includes all bedrooms, living room, kitchen, dining  
 and corridors (Through out the house)

Total floor area for the whole house is approximately **250 SQM**

Flooring existing conditions



All floor covering are different types and colours  
 and have been installed in different times, all are  
 to be removed and replaced

**Security screens**

Removal of all current diamond/ fly screens  
 replace with Crimsafe black screen for security  
 this includes all windows and both back  
 and front entry doors



**Bathroom, toilet & laundry**  
 HOUSE -01 (Main house)



**Toilet.**  
 Replacement of sink and toilet bowl  
 supply and install grab rails for support  
 AS per standards to suit Tenans's needs



**Bathroom remodel**  
 Complete demolition of the bathroom  
 removal of all thab, vanity, tiles,  
 Wall lining and painting



Remodel the bathroom to suit client's needs and recommendation  
 Relocate the bath tub to allow for a seperate shower area with all  
 associated works including plumbing, water proofing, wall lining, tiling  
 and painting grab rails ect.



Replacement of the sink tap  
 with a new tap.



**Laundry area**  
 Supply and install new enclosed shelves  
 for the storage of all laundry materials  
 and cleaing equipments



**fire hose reel**  
 Replacement of the existing fire  
 hose reel as its old, damaged and short  
 it doesn't reach everywhere around the  
 house incase of fire.