



## Completion Report FRM-144

Project Name:	NORTH0001 – Ngurrara
Property Address:	House 1 Ngurrara Homeland





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<b>Project Name</b>	Ngurrara	<b>Contract No.</b>	NORTH0001
<b>Homeland</b>	Ngurrara	<b>Community ID</b>	907
<b>Project Type</b>	House & Infrastructure Upgrade	<b>House #</b>	1
<b>Commencement Date</b>	16/02/2026	<b>Completion Date</b>	15/05/2026



## 1. Project Summary

House 1, Ngurrara 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, Ngurrara 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, Ngurrara Homeland commenced on the 16<sup>th</sup> of February 2026 and were completed on the 15<sup>th</sup> of May 2026, representing a twelve (12) week works program.

The total labour hours expended on this project included 22% participation by Aboriginal staff and/or sub-contractors.



*Key handover with residents*



## 2. Scope of Works

### 2.1 Kitchen & Living Area

- Install 1 x new solid core (Front and Back) doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Remove back sliding glass door, frame out, clad to fit new window
- Patch A/C provision above existing slider
- Install curtain rod holders above windows (holders only NO rods)
- Supply and install new stainless-steel kitchen benches with stainless-steel splash back
- Move gas stove to right hand side of bench
- Install new kitchen sink bowl and flick mixer
- Supply and install new gas oven to include compliance on gas system
- Supply and install new double door steel mesh pantry
- Install new 2 x Stainless steel shelves to kitchen
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Remove flue from kitchen ceiling and patch ceiling
- Supply and install floor tiles to kitchen and living area including preparation of 6mm CFC sheeting over existing and new floor, tile and grout
- Install new electrical components including lights, light switches, ceiling fan, fan switch, power points (including new double power point in kitchen area for fridge and freezer and new Ceiling Fan), and smoke alarm.
- Supply and install new solar split air-conditioning unit to living area
- Move existing double GPO to opposite side of kitchen
- Paint touchups

### 2.2 Bedrooms

#### Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Remove existing slider, frame out, clad and replace with new window diamond mesh screen to operable side
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Paint existing steel caged cupboard
- Remove A/C and put in RAC hatch into existing opening and make good
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

#### Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Replace existing window with diamond mesh screen to operable side
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new double steel mesh wardrobe
- Remove A/C and put in RAC hatch into existing opening and make good
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

**Bedroom 3**

- Install 1 x new solid core door including privacy lockset and door stop
- Replace existing window with diamond mesh screen to operable side
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new double steel mesh wardrobe
- Remove A/C and put in RAC hatch into existing opening and make good
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

**Bedroom 4**

- Install 1 x new solid core door including privacy lockset and door stop
- Replace existing window with diamond mesh screen to operable side
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new double steel mesh wardrobe
- Remove A/C and put in RAC hatch into existing opening and make good
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

**2.3 Bathroom & Toilet Works****Bathroom**

- Install 1 x new solid core door including privacy lockset and door stop
- Delete existing shower tray/bath, delete water taps
- Reline shower walls with 9mm villa board where existing bath was removed
- Remove existing floor coverings
- Repair joists, floor and wall frames (only patch work allowed for)
- Prepare and lay screed bed with appropriate fall to floor waste
- Waterproof wet area walls and floor
- Tile and grout floors, shower recess, walls and skirting as required
- Supply and install stainless steel bench
- Service existing window and screen
- 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, shower rose, waste grate, stainless steel mixer & hand basin with splash back, 1500mm bath
- Supply and install new fixtures including towel rail, grab rails, 1 x shaving cabinet with mirror above basin, stainless steel soap holder, stainless steel shelves and 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
- Service existing window
- Supply and install 1 x diamond grill security screen to window
- Remove floor coverings
- Repair joists, floor and wall frames (only patch work allowed for)
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new plumbing fittings and fixtures including toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelf, 1 x 45 grab rails
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)



## 2.4 Laundry & External Areas

### Laundry (Inside)

- Install 1 x new solid core (Front and Back) door including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Remove floor coverings
- Repair joists, floor and wall frames (only patch work allowed for)
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new plumbing fittings including water pipes where required and 1/4 turn taps
- Supply and install new fixtures, laundry tub (included in a bench style) and stainless-steel splash back and 1x stainless steel shelf
- Install new electrical components including light, switch, and power point
- Paint touchups

### External

- Service solar hot water system, replace valve train
- Replace old gas regulator to include new pigtail gas line to bottle
- Install new wall bracket for 9kg gas bottle
- Verandah – remove existing external stairs x4 and replace with new, provide concrete pad/landing at bottom of stairs.
- Install 3x caged gates to front verandah stairs
- Install colorbond windbreaks on front and side verandahs. Remove shade cloth from all verandahs
- Rear verandah – install new colorbond windbreak and enclose with caged mesh. Remove sliding door and provide caged mesh door with entrance set (keyed alike with other external doors) to rear verandah stairs.
- Side verandah - build new caged wall to enclose storage area including rear verandah, provide caged mesh door with entrance set (keyed alike with other external doors) for access.
- Pressure clean only external wall surfaces, posts and frames.
- Full external paint up to gutter height.
- Relocate tap off verandah to yard approx. 1m off house with 600mmx600mm concrete splash pad.
- Concrete surrounds to existing IO's
- Supply and install new concrete pad and install existing IO covers
- Supply and install new grate on ORG
- Supply and install 6x total new yellow painted bollards around septic, IO's and grey water tank
- Install new electrical components including batten lights x6, switches, power points, wall mounted fans x4, meter isolator, RCDs, and compliant switchboard
- New external GPO and new pump to replace existing
- Replace 1 external cladding sheet
- Replace 1 damaged floor sheet to verandah
- Supply and install new 4000L poly rainwater tank to include first flush kit
- Install new T-bar clothesline including re-string with stainless steel wire and tensioner
- Service all windows, supply and install diamond security screens to operable side of windows



### 3. Visual Progress

<i>Before</i>	<i>After</i>
 <p>Wednesday, 12 November 2025 at 2:48 pm</p>	 <p>14 May 2026 at 11:32:26 am Tablelands NT 0862 Australia</p>
	 <p>14 May 2026 at 11:32:43 am Tablelands NT 0862 Australia</p>

**Before**



**After**



**Before**



**After**



**Before**



**After**



**Before**



**After**





**Before**



**After**



**Before**



**After**



## Before



## After



## 4. Attachments

- Electrical Certificate of Compliance
- Certificate of Compliance for Fuel Gas
- Waterproofing Certification
- Talent Release Form