



Completion Report FRM-144

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





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Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 2, Kurrajong Bore Homeland
Contract No.	HHIP2300001
Completion date	27/02/2024

1. Project Summary

House 2, Kurrajong 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 2, Kurrajong 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 2, Kurrajong Bore Homeland commenced on 26th January 2024 and were completed on 27th February 2024 representing a four (4) week works program.

The total labour hours expended on this project included 25% participation by Aboriginal staff and/or sub-contractors.



Picture of job completion handover with primary residents. Refer to 3.4 Talent Release Form

2. Scope and Visual Confirmation of Works

2.1 Kitchen & Living Area

- Patch metal ceiling cladding
- Remove and replace metal wall cladding
- Replace steel wall framing, including bottom plate, where water damaged and rusted
- Install insulation in wall cavity before re-sheeting
- Install 2 x new door frames, solid core doors including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Enlarge window openings: 1 x 900hx1200w (kitchen); 1200hx1600w (living area)
- Install 2 x new windows, screens and flashings (living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above one window (holders only NO rods)
- Prepare and paint all surfaces (walls, ceiling, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Repair/service and pressure clean existing stainless-steel kitchen (bench top, sink shelves)
- Supply and install new steel pantry cupboard
- Install new kitchen sink mixer
- Install new stainless-steel splash back around kitchen bench area
- Install new electrical components including stove, wiring as required, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision), and smoke alarm.
- Paint touchups

Before works commenced:



After works completed:



2.2 Bedrooms

Bedroom 1

- Patch metal wall and ceiling cladding
- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Enlarge window opening: 1 x 1200hx1600w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- 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 steel wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window A/C provision)
- Paint touchups

Bedroom 2

- Patch metal wall and ceiling cladding
- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Enlarge window opening: 1 x 1200hx1600w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- 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 steel wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window A/C provision)
- Paint touchups

Bedroom 3 - Additional room (Rear Verandah)

- Prep existing verandah concrete slab
- Install new 75mm top-hat ceiling battens to existing roof structure
- Install new 75mm stud walls and clad external lining with maxi-rib metal sheeting
- Install wall and ceiling insulation and clad internal linings with maxi-rib metal sheeting
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)

- Install 1 x new door frame, solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install flashings to suit and make vermin proof
- Prepare, tile and grout floor surfaces
- Supply and install new steel wardrobe
- Install new electrical components including light, light switch, wall mounted fan, fan switch, power points (including power point near window A/C provision)
- Paint door frame and door and any other required touchups

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom & Toilet Areas

- Remove and replace sheet metal wall cladding
- Replace steel wall framing, including bottom plate, where water damaged and rusted
- Reline shower walls with 9mm villa board
- Waterproof wet areas walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors and walls
- Install 1 x new door frame, solid core door including privacy lockset, door saver plate, and door stop
- Install 1 x new vented window with screen and flashings
- 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
- Supply and install new fixtures including toilet roll holder, towel rail, curtain rail, soap holder, grab rail, shelf and mirror to suit
- Install new electrical components including light, switches, power point
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:





2.4 Laundry & Exterior

Laundry (Outside)

- Remove and replace sheet metal wall cladding
- Replace steel wall framing, including bottom plate, where water damaged and rusted
- Patch ceiling cladding as required
- Extend outside nib wall to provide added protection of washing machine/laundry tub area
- Prepare and paint all surfaces (walls and ceiling as required)
- Supply and install new plumbing fittings including lowering of water points for mixer, trap and 50mm PVC, mini cistern cock and washing machine taps
- Supply and install new fixtures including laundry tub, splash back
- Install new electrical components including wiring as required, light, switches, and power point
- Construct new steel meshed enclosure to secure bathroom/laundry area, including: 50 x 50 SHS frame, 50 x 50 galvanised mesh fixed to frame, 50 x 50 gate with galvanised 50 x 50 mesh and entrance lockset (keyed alike with other external doors)
- Paint touchups

Front Verandah (“Wind Break”)

- Clean and prep existing verandah concrete slab
- Modify existing ‘wind break’ enclosure structure: cut down frame/cladding of frontage to 1200mm high, install sight screening slats above this height, retaining floor-to-ceiling external cladding on both ends, install new internal cladding and flashing to suit.
- Replace electrical components including wiring as required, light and light switch
- Paint external cladding and posts as well as any other required touchups

External Areas

- Remove and replace 50L Hot Water System with 80L Hot Water System
- Prep and paint existing T-bar clothesline uprights or re-string with stainless steel line
- Patch and replace where required external metal wall cladding
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Relocate 2 x outside taps from verandahs to end walls and install concrete splash pads to suit
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard

Before & Progress Laundry & Exterior works commenced:



After Laundry & Exterior works completed:





3. Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Glazing Certification
- Talent Release Form