



Completion Report FRM-144

Project Name:	NORTH0001 – Ngurrara
Property Address:	House 2 Ngurrara Homeland





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Project Name	Ngurrara	Contract No.	NORTH0001
Homeland	Ngurrara	Community ID	907
Project Type	House & Infrastructure Upgrade	House #	2
Commencement Date	20/02/2026	Completion Date	15/05/2026

1. Project Summary

House 2, 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 2, 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 2, Ngurrara Homeland commenced on the 20th of February 2026 and were completed on the 15th 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.





2. Scope of Works

2.1 Kitchen & Living Area

- Install 1 x new solid core door including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Remove wall mounted A/C's and install RAC hatch provisions
- 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 on window side
- Install new kitchen sink bowl and flick mixer
- Supply and install new gas oven to include compliance on gas system
- Supply and install new CFC shelves to pantry
- Supply and install new CFC shelves to hallway cupboard
- Install new 2x Stainless steel shelves in kitchen
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Move steel cupboard to opposite wall in kitchen to place open side up against wall
- Install new cover moldings to walls and ceiling to cover cracking
- Supply and install floor tiles to kitchen and living area including preparation of 6mm CFC sheeting over existing and new floor, tile and grout, skirt tile throughout
- 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
- 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, including skirt tile
- Paint existing steel caged cupboard
- Install new cover moldings to walls and ceiling to cover cracking
- 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
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Install new cover moldings to walls and ceiling to cover cracking
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout, including skirt tile
- 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
- 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, including skirt tile
- Paint existing 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/bath, delete water taps, including existing wall tiles
- Reline shower walls with 9mm villa board where existing bath was removed
- Remove existing floor tiles
- 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/bath walls and skirting as required
- Supply and install stainless steel bench
- Supply and install new vented window and security screen on operable side
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings and fixtures including stainless steel basin, shower/bath combo mixer, shower rose, waste grate, stainless steel mixer & hand basin with splash back, new bath to suit existing layout
- Supply and install new fixtures including towel rail, grab rail, 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
- Bathroom is a like for like replacement with no change in layout

Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window, replace broken glass with perspex
- Supply and install 1 x diamond grill security screen to window
- Remove existing floor tiles
- 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 rail
- 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 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 existing floor tiles
- 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
- Supply and install 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
- Supply and install PA gate in fenceline between House 1 & House 2
- Replace old gas regulator to include new pigtail gas line to bottle
- Provide first flush to water tank
- Decommission solar and remove garden shed
- Pour slab 600x800 under pump and cover with metal cage
- Move pump closer to GPO
- Repair dog mesh near pump
- Remove sink on external verandah
- Replace all smashed windows with perspex
- Decommission one external tap
- Remove louvers to front of house and cover with perspex
- Repair sewer pipe at next to rear verandah and provide concrete pad around it for protection
- Remove timber decking to front and rear verandahs and replace with Scyon flooring
- Concrete around vent pipe
- Install new wall bracket for 9kg gas bottle
- Verandahs – remove existing external stairs x2 and replace with new, including concrete pad/landing at bottom of stairs
- Install 1x caged gate to front external stairs
- Install colorbond windbreaks on front verandah
- Rear verandah – provide 50x50 handrails one @450mm and one @900mm
- Pressure clean only external wall surfaces, posts and frames.
- Full external paint up to gutter height including gables
- 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 4x total yellow painted bollards around plumbing/septic infrastructure
- Install new electrical components including batten lights x4, switches, power points, wall mounted fans x2, meter isolator, RCDs, and compliant switchboard
- New external GPO and new pump to replace existing
- Prep and paint existing T-bar clothesline including re-string with new 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 data-bbox="244 376 705 409">Wednesday, 12 November 2025 at 3:22 pm</p> 	<p data-bbox="1098 376 1399 409">14 May 2026 at 11:44:01 am</p> 
<i>Before</i>	<i>After</i>
<p data-bbox="244 1261 705 1294">Wednesday, 12 November 2025 at 3:18 pm</p> 	<p data-bbox="1098 1261 1399 1294">14 May 2026 at 11:43:54 am</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