

## Housing Upgrades – House 2

Mawulyumanja (Thompson Bay) – ID 530

### BACKGROUND

Groote Eylandt has nine permanently and seasonally funded Homelands. As the Homelands Service Provider, AHAC's maintenance team visit all permanently occupied Homelands at least twice a week and consult regularly with all residents on repairs and maintenance and future improvements.

Homelands residents, and the wider community, have expressed a strong desire to improve the housing standards and supporting infrastructure in the Homelands to allow for future growth. Families want to return to their Homelands, enjoy a closer connection to family and country, and assist with reducing overcrowding and anti-social behaviors in larger communities.

With support from the Anindilyakwa Land Council (ALC), AHAC have completed the first survey of all funded Homelands as part of our healthy housing program. The inspections focused on the Nine Healthy Living principals and assisted with planning substantial infrastructure upgrades and housing improvement projects in each Homeland. The ongoing Homelands Housing and Infrastructure Program (HHIP) funding allows AHAC to deliver these projects in an accelerated timeframe, achieving positive outcomes for the Homelands residents, and the wider communities in the Groote Archipelago.

AHAC work closely with Groote Eylandt based ABE contracting companies to deliver all community housing repairs and maintenance, housing upgrades and infrastructure projects. The secure pipeline of works encourages the contractors to resource appropriately and provide meaningful training and employment opportunities to traditional owners.

### DESIRED OUTCOME

To improve housing standards in line with the nine healthy living principles. Improved kitchen facilities, supply of hot water for washing and bathing, air flow and dust reduction inside the home were key focuses for the upgrade works. All electrical and plumbing was tested to ensure safety and functionality.



Lot 371, Angurugu NT 0822  
PO Box 15 Alyangula NT 0885  
T 08 7903 8000  
E [admin@ahacnt.com.au](mailto:admin@ahacnt.com.au)  
[www.ahacnt.com.au](http://www.ahacnt.com.au)

ABN: 20 540 220 127

## PROJECT SCOPE AND INCLUSIONS

### Supply and install:

- Replace rusted roof sheets
- Replace hot water unit
- Install kitchen benches
- Semi-enclose kitchen area
- Install sink
- Inspect and test all plumbing and electrical
- Install new shelving units
- Install new door locks

## BUDGET

- \$97,711.13 inc. GST
- Project was delivered on budget.

## ISSUES/CONCERNS DURING THE PROJECT

- Scope of works and subsequent quoting required more details to ensure smooth delivery of project and communication.
- Some defects and incomplete works identified at initial handover appointment with contractor creating delay in handing home back to residents.
- Major weather event related to Tropical Cyclone Megan caused damage to gravel access roads. Homeland was inaccessible for four weeks delaying completion inspection and handover.

## WORKS COMPLETED

- 19 April 2024

BEFORE AND AFTER PHOTOS

Before / During:

*Please note before / during photos show roof replacement in progress and solar hot water system installation in progress.*



After:

*Please note, resident had commenced moving belongings into kitchen area when completed photo was taken.*

