



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 61 – Arlparra Homeland





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Project Name	Utopia Clusters 2 & 4	Contract No.	HHIP2300001
Homeland	Arlparra	Community ID	168
Project Type	House & Infrastructure Upgrade	House #	61
Commencement Date	16/06/2025	Completion Date	18/09/2025

1. Project Summary

House 61, Arlparra 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 61, Arlparra 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 61, Arlparra Homeland commenced on the 16th of June 2025 and were completed on the 18th of September 2025 representing a fourteen (14) week works program.

The total labour hours expended on this project included 35% participation by Aboriginal staff and/or sub-contractors.





2. Scope of Works

2.1 Kitchen (New Build Room)

- Provide new enclosed kitchen (2500x4500) with 75mm insulated wall panels.
- Install 1 x new 920 door frame, solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 1 x new window, screens and flashings
- Supply and install new exhaust fan
- Supply and install new wall mount fan
- Repair/service and pressure clean existing stainless-steel kitchen benches
- Install new flick mixer to existing sink
- Install new stainless-steel splash back around kitchen bench area
- Install new stainless-steel utensils draw to underside of existing kitchen bench
- Supply and install new double door steel mesh pantry
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Install new electrical components including stove and isolator (New stove power supply and isolator to beside kitchen bench), lights, light switches, power points and smoke alarm.

2.2 Bedrooms

Bedroom 1 (Left)

- Install new solid core door including privacy lock
- Service only 1 x window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces internal only (walls, ceiling, door and window frames)
- Clean existing floor covering and apply a clear coat sealer
- Clean existing single door steel mesh wardrobe
- Install new electrical components including light, light switch, wall mounted fan, fan switch, power points
- Paint touchups

Bedroom 2 (Middle)

- Install new solid core door including privacy lock
- Service 1 x window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces internal only (walls, ceiling, door and window frames)
- Clean existing floor covering and apply a clear coat sealer
- Clean existing single door steel mesh wardrobe
- Install new electrical components including light, light switch, Wall mounted fan, power points
- Paint touchups

Bedroom 3 (Right)

- Install new solid core door including privacy lock
- Service only 1 x window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces internal only (walls, ceiling, door and window frames)
- Clean existing floor covering and apply a clear coat sealer
- Clean existing single door steel mesh wardrobe
- Install new electrical components including light, light switch, wall mounted fan, fan switch, power points
- Paint touchups

**Passage**

- Remove existing sliding door.
- Supply & install 1 x window, Fixed and flashings
- Install 1 x new door frame, solid core door with entrance lockset and security screen door (keyed alike with other external doors).
- Clean existing floor covering and apply a clear coat sealer
- Patch, prepare and paint all internal surfaces only (walls, ceiling, door and window frames)
- Install new electrical components including light, light switch and smoke alarm
- Paint touchups

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

- Remove existing Vinyl flooring
- Supply & install new insulated wall dividing shower / toilet and laundry area to make 2 separate rooms
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors as required
- Supply and install new exhaust fan
- Supply and install new laminated wall panels to shower cubical area
- Supply and install new plumbing fittings and fixtures including stainless steel shower mixer, outlet, shower rose, waste grate, stainless steel mixer, splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Supply and install new fixtures including 1 x towel rail, grab rails, 1 x stainless steel mirror above existing basin, stainless steel soap holder, 3 x stainless steel shelves and 4 x hooks to back of door.
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Install 1 x new 920 solid core door including Privacy lock set, door saver plate, weather seal, and door stop
- Service x 1 window with screen and flashings.
- Install new electrical components including light, switches, power points
- Paint touchups

2.3 Laundry & Exterior Areas**Laundry (Inside)**

- Clean and seal existing Vinyl flooring
- Install 1 x new door frame, solid core door including privacy lockset, door saver plate, weather seal, and door stop
- Supply and install new plumbing fittings, drainpipes and 1/4 turn taps
- Supply and install new laundry trough, mixer and stainless steel splashback
- Prepare and paint all surfaces (walls and ceiling as required)
- Service x 1 window with screen and flashings.
- Install new electrical components including light, switch, exhaust fan and power point
- Paint touchups.

External/Enclosure Area





- Remove existing electric HWS and replace with 120lt
- Prep and paint existing T-bar clothesline uprights and re-string with stainless steel line and tensioners
- Supply and install new 90x90 shs galvanized corner support post x1
- Pressure clean all concrete external surfaces
- Construct a steel frame along front and sides of outdoors area and sheet with external custom-orb cladding and flashings to the height off 800mm with a 100mm gap from existing concrete slab. (paint



to match existing external house colour). Construct above the custom-orb 50 x 50 mesh to allow for breeze to entire the area and above the mesh sheet construct steel frame with external custom-orb cladding to create a fully secure enclosure space to the full length and height of the front and sides. Include 2 x standard *Barker Humes* doors with entrance lockset (keyed alike with other external doors)

- Access ramps at enclosure doorways x 2
- Relocate 1 x garden taps currently on front and relocate to the outer edge of concrete and provide concrete splash pads to suit.
- Supply and install 6 x new yellow painted bollards around septic tank and IO risers, 500mm in the ground with 900mm above ground to provide visual markers and also restrict vehicular access across buried infrastructure
- Install new electrical components including 3 x lights, switches, power points and 3 x ceiling fans (600mm drop), meter isolator, RCDs.

3. Visual Progress

<i>Before</i>	<i>After</i>
	
<i>Before</i>	<i>After</i>
	



Before



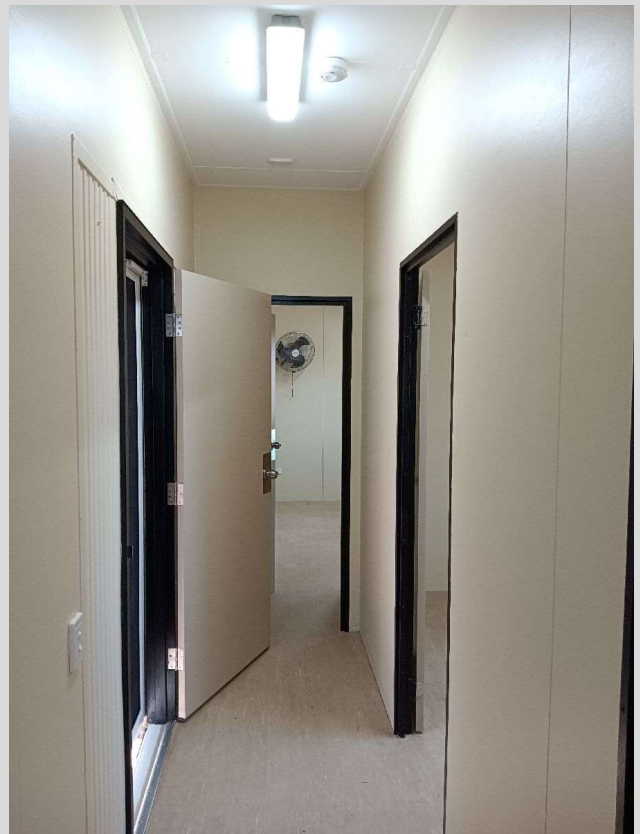
After



Before



After



Before



After



Before



After



Before



After





4. Attachments

Talent Release Form

Electrical Certificate of Compliance

Waterproofing Certification