



## Completion Report FRM-144

Project Name:

HHIPN00008 - Wogyala

Property Address:

House 1 – Wogyala Homeland



# Completion Report

House 1, Wogyala Homeland



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<b>Service Provider</b>	AEA NT PTY LTD	<b>ABN</b>	86 009 635 901
<b>Contact Details</b>	Tawhai Carter Deputy CEO E. tawhai@aeagp.com.au	<b>Contractor Accreditation Limited (CAL) Registration Number</b>	K-28-10183-07-24
<b>Project Name</b>	Wogyala	<b>Contract No.</b>	HHIPN00008
<b>Homeland</b>	Wogyala	<b>Community ID</b>	259
<b>Project Type</b>	House & Infrastructure Upgrade	<b>House #</b>	1
<b>Commencement Date</b>	19/09/2025	<b>Completion Date</b>	13/11/2025



## 1. Project Summary

House 1, Wogyala 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, Wogyala 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 total labour hours expended on this project included 26% participation by Aboriginal staff and/or sub-contractors.



## 2. Scope of Works

### 2.1 Kitchen & Living

- Install 2 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
- Service existing 5 x windows in living area and replace lower section (Louvers) with Opaque Perspex and diamond mesh screens
- Supply and install 2 x new diamond grill security screens to outside of windows
- Replace 1 x window glass with Perspex
- Install curtain rod holders above 5 x living area window only (holders only NO rods)
- Supply and install new stainless-steel kitchen benches with stainless-steel splash back
- Install new kitchen sink bowl and flick mixer
- Supply and install new gas oven to include compliance on gas system
- Service, prepare, repaint and reinstate existing steel mesh pantry
- Supply and install 1 x new double door pantry
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Remove floor tiles in kitchen and replace floor tiles to kitchen and living area including preparation of 6mm CFC sheeting over existing 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.
- Paint touchups

### 2.2 Bedrooms

#### Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window replace lower section (Louvers) with Opaque Perspex and diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- 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
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)

#### Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window replace lower section (Louvers) with Opaque Perspex and diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- 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
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)

**Bedroom 3**

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window replace lower section (Louvers) with Opaque Perspex and diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- 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
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)

**Bedroom 4**

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window replace lower section (Louvers) with Opaque Perspex and diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- 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
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near RAC hatch provision)

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

- Install 1 x new solid core door including privacy lockset and door stop
- Remove existing bath/shower combo
- Install new bath/shower combo under window
- Install new toilet
- Reline shower walls with 9mm villa board 1200 x 1200 where existing bath was removed
- Remove existing wall and floor tiles
- 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
- Relocate sink away from new shower recess (800 along wall away from shower)
- Supply and install Stainless steel bench (1200l x 400w x 700h)
- Service existing window
- 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
- Supply and install new fixtures including towel rail, grab rails, 1 x stainless steel 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

**Inside 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 tiles including skirting
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new plumbing fittings and fixtures including waste grate, stainless steel mixer & half hand basin with splash back, toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelves, 1 x 45 grab rails
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)



## 2.4 Laundry & Exterior Areas

### Laundry

- Supply and install new man hole access to roof cavity
- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings including water pipes, chasing of drain pipes and 1/4 turn taps
- Supply and install new fixtures, laundry tub (included in a bench style) and stainless steel splash
- Supply and install new diamond grill security screen to window
- Remove floor tiles including skirting
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Install new electrical components including light, switch, and power point
- Paint touchups

### Outside Shower / Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Remove shower recess wall tiles floor tiles including skirting
- Remove toilet
- 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 new storage cupboard
- Install new electrical components including light, switches, power points
- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)

### External Areas

- Service solar hot water system
- Replace old gas regulator to include new pigtail gas line to bottle
- Install new wall bracket for 9kg gas bottle
- Front verandah - construct balustrade around verandah 900mm high nib walls with external sheet metal cladding and flashings, Supply and install new compliant stairs with handrails to access verandah and 1200 x 1200 concrete pad at bottom of stairs
- Rear verandah – Sheet in both ends of verandah with external sheet metal cladding, along the front edge of rear verandah supply and install 50 x 50 mesh to top handrail height, Install new mesh style gate and Supply and install new compliant stairs with handrails to access verandah and 1200 x 1200 concrete pad at bottom of stairs
- Replace 2 x compressed floor sheets on rear verandah
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Remove existing broken splash pad on 1 x garden tap
- Form up and pour concrete splash pads (900x900) under the 2 x existing garden taps in yard
- Install new main water valve box with 600mm concrete surround
- Supply and install new Gatic lid to septic tank
- Supply and install new concrete IO covers
- Supply and install new lid to gray water tank
- Decommission old existing standalone solar system (Leave solar panels on roof)
- Supply and install 8 x new yellow painted bollards around septic, IO's and grey water tank
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Recommission poly rainwater tank to include first flush kit and timed push button bibcock tap
- Repair dog mesh to underside of house to minimize entry
- Clean, prepare and paint existing T-bar clothesline including re-string with stainless steel wire and tensioner



### 3. Visual Progress

**Before**



**After**



**Before**



**After**



# Completion Report

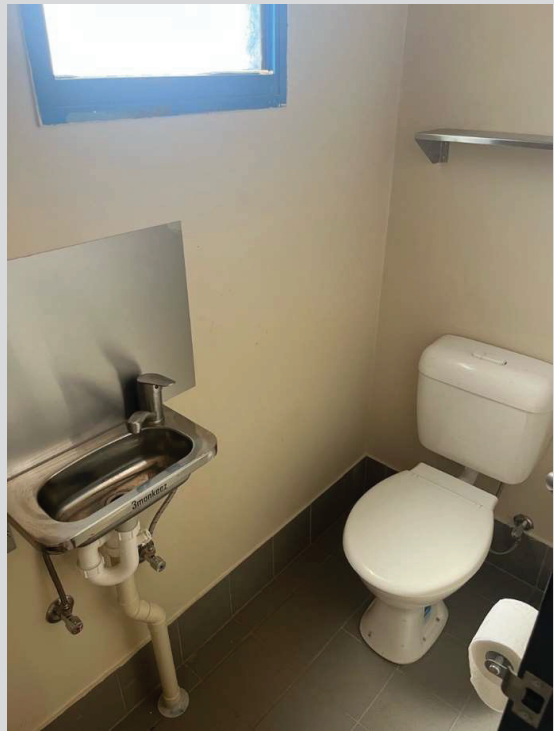
House 1, Wogyala Homeland



**Before**



**After**



**Before**



**After**



# Completion Report

House 1, Wogyala Homeland



**Before**



**After**



**Before**



**After**





## Before



## After

