



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 14, Mosquito Bore Homeland.





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John Binns - Project Manager (Central Region)	0427 650 058
Australian Business Number (ABN)	86 009 635 901
Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 14, Mosquito Bore Homeland.
Contract No.	HHIP2300001
Completion date	19/05/2024



1. Project Summary

House 14, Mosquito 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 14, Mosquito 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 14, Mosquito Bore Homeland commenced on 8th April 2024 and were completed on 19th of May 2024 representing a five (5) week works program.

The total labour hours expended on this project included 37% participation by Aboriginal staff and/or sub-contractors.

2. Scope and Visual Confirmation of Works

2.1 Kitchen & Living Area

- Install 2 x new solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 1 x new solid core door with passage lockset to existing built-in pantry
- Install 3 x new windows (to suit existing openings), screens and flashings (1 x kitchen window and 1 x living area window without air-conditioning provision; 1 x living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above 2 x living area windows only (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds)
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under both external doors
- Supply and install new stainless steel kitchen benches
- Install new sink and flick mixer
- Remove small old nib wall and patch the floor and wall tiles
- Install new electrical components including stove and isolator, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision in living area), and smoke alarm.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before works commenced:



After works completed:



2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

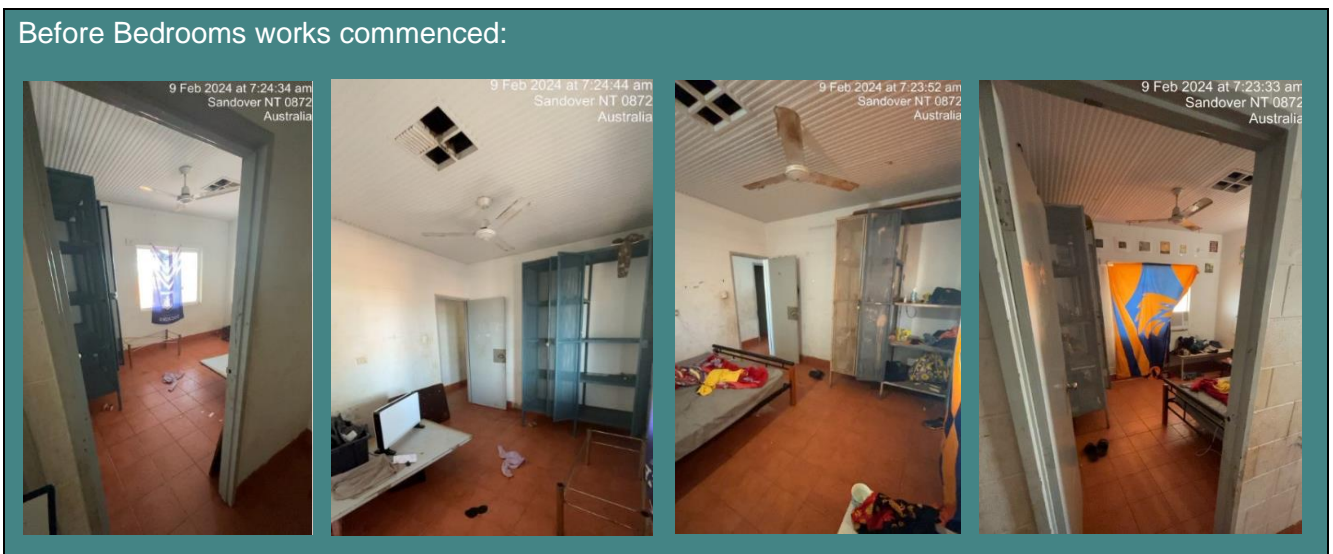
Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Bedroom 3

- Install 1 x new solid core door including privacy lockset and door stop
- Install 2 x new windows, screens and flashings (only 1 x window with box air-conditioner provision)
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom & Toilet Areas

Bathroom

- Strip out bathroom including removing shower hob, wall and floor tiles
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls and skirting as required
- Install 1 x new solid core door including privacy lockset 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 and mirror
- Supply and install new fixtures including towel rail, disabled grab rails, stainless steel soap holder, stainless steel shelves, and hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings (outside hood)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles
- Install new electrical components – light and switch
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:



2.4 Laundry & External Areas

Laundry

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new vented window with screen and flashings
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under door
- Supply and install new laundry tub
- Service laundry taps
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups

Additional Toilet (Outside)

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new vented window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)

- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under door
- Install new electrical components – light and switch
- Paint touchups

External Areas

- Service Solar Hot Water System
- Remove old unused/redundant chimney and patch roof and ceiling
- Prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioner
- Rear verandah (3000 x 6000) - pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab
- Front verandah – supply and install new school type fencing similar to House 1 around the perimeter of slab with pedestrian access gate, including top and bottom rails, one additional post, hinges and gate with latch
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Provide 2 x concrete splash pads to suit existing outside garden taps
- Install new main water valve box with 600mm concrete surround
- Supply and install 6 x new yellow painted bollards around septic tank
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Service “swampy” air-conditioning unit (NOT split system)

Before Laundry & External works commenced:



After Laundry & External works commenced





3. Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Glazing Certification



3.1 Electrical Certificate of Compliance

NO: CC 313568

Electrical Safety – Certificate of Compliance

The customer should retain this certificate as a form of warranty. Should you require any advice about the work set out in this form, contact the licensed electrical contractor below. Any alterations or additions to installation should be performed by an appropriately licensed person.

Contractor Name: Stay Lit Electrical Pty Ltd.	
PWC NW No:	Contractor Invoice No:

Installation Details

Customer's Name: Aboriginal Enterprises Australia	
Address - Installation: Lot 14 Mosquito Bore, Sandover NT.	
Address - Postal:	
Telephone (ah):	Telephone (bh): 84722211

Type of installation work (tick appropriate boxes):

New
 Additions
 Alterations
 Repairs

Describe Work Certified – ATTACH OTHER SHEETS AS REQUIRED

Replaced all electrical apparatuses. All circuits were placed on safety switches as required. Interconnected smoke alarms as needed. Replaced main Earth, installed tag and mechanical protection. All works test & comply.

Non-Compliances observed on existing installation which were not repaired

QUOTE STANDARD & CLAUSE NUMBER FOR NON-COMPLIANCES – ATTACH OTHER SHEETS AS REQUIRED

Reported to Electricity Safety Regulator

Nil observed

Electrical Worker

I Riley Sherwood		Licence No.:	A 12662
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I certify that the above information is complete and correct and that I have carried out all examinations and tests on the electrical installation work detailed on this certificate, and the results satisfy all requirements of the Electricity Reform Act 2000.

Name:	Riley Sherwood	Signature:	<i>[Signature]</i>	Date:	22/6/24
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Contractor or Authorised Agent acting on the Contractor's behalf

I certify the above information is complete and correct and that I have managed the electrical work detailed above ensuring it meets the requirements of the Electricity Reform Act 2000.

Business Name: Stay Lit Electrical Pty Ltd.		Licence No.:	C 4418
Phone/Fax:	Mobile:	Email:	

Name:	Riley Sherwood	Signature:	<i>[Signature]</i>	Date:	22/6/24
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ORIGINAL (Blue) – Customer's Copy DUPLICATE (Yellow) – Transmission or Distribution Network Operator Copy TRIPPLICATE (Pink) – Contractor Copy

TRIPPLICATE (Pink) copy to be retained by Contractor for a period of 5 YEARS

www.worksafe.nt.gov.au



3.2 Waterproofing Certification

Clay's Tiling

43 Undoolya Rd, Alice Springs, NT 0871
 0432 561 930
clayton.auld@mail.com
 ABN 89 436 864 723

Certification - Waterproofing of Wet Areas (Internal)

Property Details	
Lot:	14
Street Address:	Mosquito Bore
Owners:	Aboriginal Enterprises Australia
<p>This is to certify that the waterproofing of the wet area including installation and materials at the premises situated above complies with the provisions of AS3740 – 2010 Waterproofing of Domestic Wet Areas, accreditation of the waterproofing product meets AS4858 and the following part of the Building Code of Australia (BCA) 2019:</p>	
<input checked="" type="checkbox"/> BCA Part 3.8.1 (Domestic)	<input type="checkbox"/> BCA Part F1.7 (Commercial)
Installer's Name: Clayton Auld	
Address: 43 Undoolya Rd, Alice Springs, NT 0871	
Email Address: clayton.auld@mail.com	
Telephone: 0432 562 332	Licence No: 1258948
Signature: <i>Clayton Auld</i>	Date: 3/6/2024



3.3 Glazing Certification

NORTHERN TERRITORY OF AUSTRALIA BUILDING ACT

MANUFACTURER'S CERTIFICATION- WINDOWS / DOORS / SHOWER SCREENS

PROPERTY / PROJECT DETAILS	
Owner (if known):	
Lot/Portion Number:	Address:
Location: House 14, Mosquito Bore	Town / Hundred :
Building Permit Number:	

Windows/Doors/Shower Screens manufactured to the following criteria			
Location in Building (floor level)	Ground	First	Second
• Serviceability design pressure(s) kPa	N3C/M2N		
• Ultimate design pressure(s) kPa	1000 PA		
• Water penetration test pressure Pa	150 PA		
• Localised pressures*(if applicable) kPa			
Or			
• window schedule certified by structural engineer	<input type="checkbox"/> Attached (tick if attached).		
Criteria obtained from			
<input type="checkbox"/> building permit (approved drawings) ref no:			
<input type="checkbox"/> structural engineer section 40 design certificate			
<input type="checkbox"/> NTDTTC sheet M412/1 or 2			
Window Fixing	Details of required fixings for wind loading must be provided with this certificate.		
Comments/Exclusions	Exclusions to this certificate must be clearly identified and certified separately.		

CERTIFICATION		
Manufacturer K&S WINDOWS	Address 4 KIDMAN STREET	
Phone 8952 3472	Email admin@kandswindowsnt.com.au	
I certify that the *windows/doors/shower screens described above have been manufactured in accordance with the requirements of the NT Building Act and the attached fixing details are appropriate to the windows and/or doors for their location. INCLUDES - Window construction to AS2047, Glazing to AS1288, human impact in accordance with AS1288, fixing details provided are adequate for wind loads and allowance for increased pressures adjacent corners of buildings.		
Name CHRISTOPHER KROLLIG	Position OWNER / DIRECTOR	
Signature 	Date 19/06/2024	
Installation		
I certify that the *windows/doors/shower screens described above have been installed appropriately to their location in the building and in accordance with the attached fixing details.		
<input type="checkbox"/> Builder	Signature	Date
OR		
<input type="checkbox"/> Manufacturer	Signature	Date
OR		
<input type="checkbox"/> Section 40 certificate	To be attached	

• Delete as applicable

March 2013