



Completion Report FRM-144

Project Name:	HHIPN00008 - Wogyala
Property Address:	House 2 – Wogyala Homeland





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Project Name	Wogyala	Contract No.	HHIPN00008
Homeland	Wogyala	Community ID	259
Project Type	House & Infrastructure Upgrade	House #	2
Commencement Date	01/08/2025	Completion Date	13/11/2025



1. Project Summary

House 2, 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 2, 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
- Install 4 x new windows, screens and flashings
- Install curtain rod holders above 3 x living area window only (holders only NO rods)
- Supply and install new stainless-steel kitchen benches with stainless-steel splashback
- 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
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Remove Internal window's x 3 between bedroom's and living area and sheet in with metal cladding
- Re-attach roof / wall internal flashings.
- Remove 2 x flooring sheets in living area supply and install new
- Supply and install including preparation of existing floor install 6mm CFC sheeting over existing floor, tile and grout
- Install new electrical components including lights, light switches, ceiling fan, fan switch, power points and smoke alarm. (Including 1 x new GPO in kitchen area for fridge / Freezer)
- Paint touchups

2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new windows, screens and flashings
- 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 and 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
- Install 1 x new windows, screens and flashings
- 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 and 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
- Install 1 x new windows, screens and flashings
- 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 and 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

Bathroom

- Supply and install new door (including privacy lockset and door stop)
- Remove shower / Bath tray and existing sheet metal wall lining and floor tiles
- Reline shower walls with 9mm villa board
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, shower recess walls and skirting as required
- Install 1 x new windows, screens and flashings
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install Stainless steel bench (1200l x 400w x 700h)
- Supply and install new plumbing fittings and fixtures including stainless steel shower mixer, shower rose, waste grate (Basin splash back and mirror in laundry area directly outside bathroom)
- Supply and install new fixtures including towel rail, grab rail's, stainless steel soap holder, 1 x stainless steel shelve and hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

Toilet

- Supply and install new door (including privacy lockset and door stop)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Install 1 x new windows, screens and flashings
- Remove existing floor tiles
- Prepare and lay including preparation and 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new plumbing fittings and fixtures including waste grate, toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelve, 1 x 45 grab rails
- Paint touchups

2.4 Laundry & Exterior Areas

Laundry

- Supply and install new door (including passage lockset and door stop)
- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings including water pipes, drain pipes and 1/4 turn taps
- Supply and install new fixtures including laundry tub and stainless steel splash back, stainless steel mixer & hand basin with splash back 1 x stainless steel mirror above basin, 2 x stainless steel shelves
- Remove existing floor tiles
- 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

External Areas





- Service solar hot water system
- Replace old gas regulator to include new pigtail gas line to bottle and compliance
- Install new wall bracket for 9kg gas bottle
- Get permission to remove tree on side of house and remove if approved



- Rear 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
- Remove 3 x existing floor sheets and install new on Rear verandah
- 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
- Remove 4 x existing floor sheets and install new on front verandah
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Form up and pour concrete splash pads (900x900) under the 2 x existing garden taps in yard and relocate taps 2m off house.
- Install new main water valve box with 600mm concrete surround
- Supply and install new concrete around ORG and install new grate
- Locate septic tank install riser and concrete septic lid
- 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 (Include 1 x New GPO on back verandah)
- Repair dog mesh to underside of house to minimize entry
- Install new T-bar clothesline including re-string with stainless steel wire and tensioner



3. Visual Progress

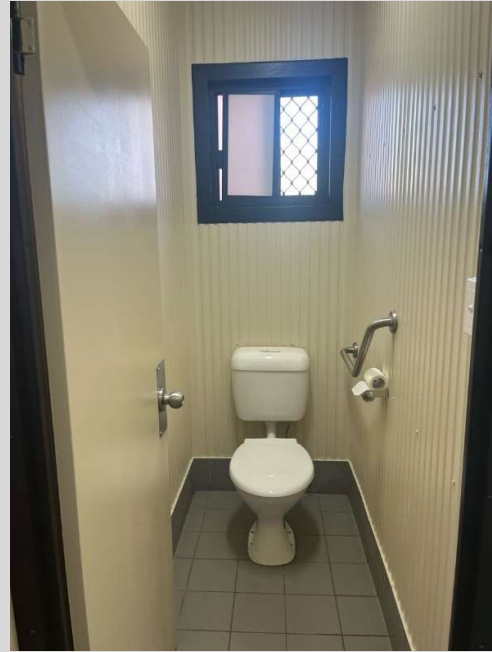
<i>Before</i>	<i>After</i>
	
<i>Before</i>	<i>After</i>
	



Before



After



Before



After





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

Before



After



4. Attachments

Electrical Certificate of Compliance

Waterproofing Certification