



Completion Report FRM-144

Project Name:	CENT00002 – Project 2 - Kurraya
Property Address:	House 1 Kurraya Homeland





Table of Contents

1. Project Summary	3
2. Scope of Works	4
2.1 Kitchen & Living Area	4
2.2 Bedrooms	4
2.3 Bathroom & Toilet Works	5
2.4 Laundry & External Areas	5
3. Visual Progress.....	7
4. Attachments	11

Service Provider	AEA NT PTY LTD	ABN	86 009 635 901
Contact Details	Tawhai Carter Deputy CEO E. tawhai@aeagp.com.au	Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Project Name	Project 2 - Kurraya	Contract No.	CENT00002
Homeland	Kurraya	Community ID	822
Project Type	House & Infrastructure Upgrade	House #	1
Commencement Date	22/03/2026	Completion Date	27/05/2026

1. Project Summary

House 1, Kurraya 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, Kurraya 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 1, Kurraya Homeland commenced on the 22nd of March 2026 and were completed on the 27th of May 2026, representing a ten (10) week works program.

The total labour hours expended on this project included 22% participation by Aboriginal staff and/or sub-contractors.



Key handover with residents



2. Scope of Works

2.1 Kitchen & Living Area

- Install 2 x new solid core doors and Security screen doors (Front and Back) including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
 - Remove pot belly patch and make good roof and floor
 - Service 4 x windows fill in lower section with Opaque Perspex Install 4 x New security screens
 - Install curtain rod holders above 3 x living area window only (holders only NO rods)
 - Supply and install new stainless-steel kitchen benches with 2x utensil drawers and stainless-steel splash back
 - Install new double bowl kitchen sink bowl and flick mixer
 - Supply and install new gas oven to include compliance on gas system
 - Supply and install new single steel mesh wardrobe
 - Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
 - 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.
 - Paint touchups
- Additional Works*
- Remove and dispose of existing external doors
 - Install 2 x additional new solid core doors and Security screen doors (Front and Back) including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, chain restrictors and door stops

2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Blank out lower section of windows with CFC Sheeting
- Supply and install Security Screen and service existing window
- 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 single 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
- Blank out lower section of windows with CFC Sheeting
- Supply and install Security Screen and service existing window
- 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 single 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
- Blank out lower section of windows with CFC Sheeting
- Supply and install Security Screen and service existing window
- 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 single 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**

- Supply and install new door, including privacy lockset and door stop
- Remove shower 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 as required
- Install 2 x new vented windows, screens and flashings 680w x 600h
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install Stainless steel bench (900l x 300w x 700h)
- Supply and install new plumbing fittings and fixtures including stainless steel shower mixer, shower rose, waste grate, Basin splash back and mirror
- 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
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- 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

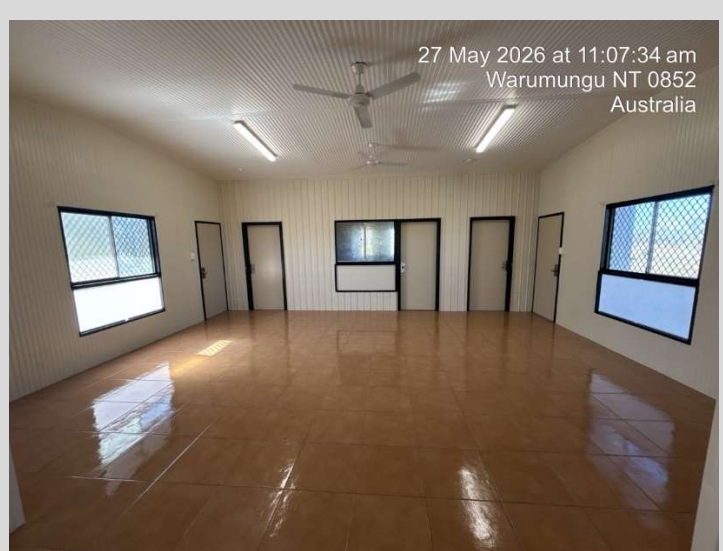
2.4 Laundry & External Areas**Laundry**

- 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 and 2 x stainless steel shelves
- Supply and install new shaving cabinet
- Supply and install new single steel mesh wardrobe
- Remove existing floor tiles
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Clean up and flash half wall at entrance of laundry
- Install new electrical components including light, switch, and power point
- Paint touchups

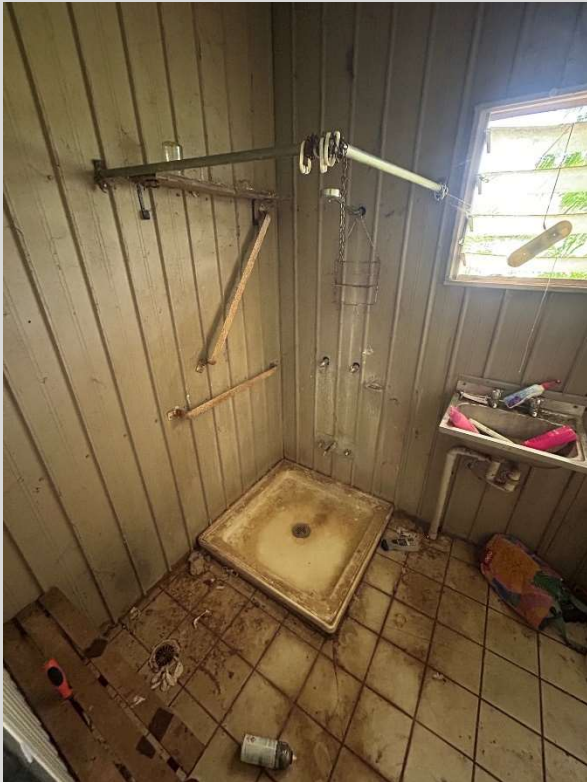
**External Areas**

- 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 leave 45kg bottle in place
- Get permission to remove trees on rear side of house and remove if approved
- Rear verandah - 1200 x 1200 concrete pad at bottom of stairs
- Remove existing timber boards and install new 22mm CFC sheeting on front and Rear verandah's Including ramps
- Re-secure Barge capping around house
- Pressure clean, prepare and paint external posts and rails only
- Form up and pour concrete splash pads (900x900) under the 2 x existing garden taps in yard.
- Install new GPO for water pump rear right of dwelling and install bracket to dwelling to support pressure pump.
- Service existing rainwater tank and re commission
- Supply and install new yellow painted bollards around septic tank and IO's
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Repair dog mesh to underside of house to minimize entry
- Install new T-bar clothesline including re-string with stainless steel wire and tensioner move closer to back veranda
- Supply and Install new Light and WP switch in generator shed
- Supply and Install 50mm Flange outlet to water tank
- Supply and install 1 x solar light in between house and generator shed

3. Visual Progress

Before**After****Before****After**

Before**After****Before****After**

Before**After****Before****After**

Before**After****Before****After**

Before***After*****4. Attachments**

Electrical Certificate of Compliance
Certificate of Compliance for Fuel Gas
Section 40 – Certificate of Compliance
Waterproofing Certification
Talent Release Form