



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 7, Mosquito Bore Homeland.





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Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 7, Mosquito Bore Homeland.
Contract No.	HHIP2300001
Completion date	19/05/2024

1. Project Summary

House 7, 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 7, 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 7, Mosquito Bore Homeland commenced on 8th April 2024 and were completed on 19th of May 2023 representing a five (5) week works program.

The total labour hours expended on this project included 39% participation by Aboriginal staff and/or sub-contractors.



Picture of job completion handover with primary resident. Refer to 3.4 *Talent Release Form*

2. Scope and Visual Confirmation of Works

2.1 Kitchen & Living Area

- Install 2 x new door frames, solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 2 x new windows, screens and flashings
- Install curtain rod holders above 1 x living area window only (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall cavity
- Repair/service and pressure clean existing stainless-steel kitchen benches
- Supply and install new steel mesh pantry cupboard
- Install new kitchen sink bowl and flick mixer
- Install new stainless-steel splash back around kitchen bench area
- 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 (relocate stove power supply and isolator to beside kitchen bench), lights, light switches, ceiling fan, fan switch, power points (including new power point near RAC hatch provision in living area), and smoke alarm.
- Paint touchups

Before works commenced:



After works completed:



2.2 Bedrooms

Bedroom 1

- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Install 1 x new window, screen 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 (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new 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)
- Paint touchups

Bedroom 2

- Install 1 x new door frame, solid core door including privacy lockset and door stop
- Install 1 x new window, screen 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 (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new 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)
- Paint touchups

Before Bedrooms works commenced:



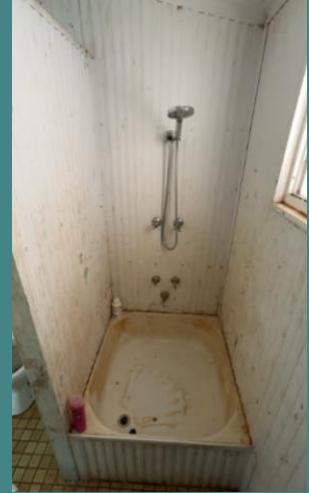
After Bedrooms works completed:



2.3 Bathroom & Toilet area

- Remove squat shower tub and sheet metal wall cladding in shower area
- Reline shower walls with 9mm villa board
- Waterproof wet areas 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 door frame, 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 (outside hood)
- 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, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Supply and install new fixtures including towel rail, grab rails, stainless steel mirror above basin, stainless steel soap holder, stainless steel shelves and 4 x hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:



2.4 Laundry & Exterior areas

Laundry

- Extend outside nib wall to provide added protection of washing machine/laundry tub area
- Prepare and paint all surfaces (walls and ceiling as required)
- Supply and install new plumbing fittings
- Supply and install new fixtures including laundry tub and splash back
- Install new electrical components including light, switch, and power point
- Construct new steel meshed enclosure to secure bathroom/laundry area, including: 50 x 50 SHS frame, 50 x 50 galvanised mesh fixed to frame, 900w x 2100h 50 x 50 gate with galvanised 50 x 50 mesh and entrance lockset (keyed alike with other external doors)
- Paint touchups

External Areas

- Remove and replace electric HWS
- Install 2 x ramps at front and rear access doorways
- Replace 2 x damaged 75x75 SHS verandah posts
- Verandah concrete slab repairs with Tuff Top
- Rear verandah - construct 900mm high nib walls with external sheet metal cladding, black slated sight screens above to approximately 1.8m high to northern end only to provide fit for purpose private outdoor areas with suitable protection from the elements ("Wind Breaks").
- Front verandah - construct 900mm high nib walls with external sheet metal cladding across frontage with new post and pedestrian access gate; install black slated sight screens above existing nib wall to approximately 1.8m high, to northern end only; realign existing nib wall along southern end.
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Relocate 2 x garden taps currently on front and rear verandahs to each end wall, and provide concrete splash pads to suit
- 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
- Install new 1200 high chain-link perimeter fencing, 30m x 30m around house with 1 x double vehicular access gate and 2 x pedestrian access gates

Before Laundry & Exterior works commenced:



After Laundry & Exterior works commenced





3. Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Glazing Certification
- Talent Release Form