



Completion Report FRM-144

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| Project Name: | HHIP2300001 Utopia – Clusters 2 & 4 |
| Property Address: | House 17 – Arlparra Homeland |





Table of Contents

| | |
|------------------------------------|----|
| 1. Project Summary | 3 |
| 2. Scope of Works | 4 |
| 2.1 Kitchen & Living..... | 4 |
| 2.2 Bedrooms | 4 |
| 2.3 Bathroom & Toilet Works..... | 5 |
| 2.3 Laundry & Exterior Areas | 5 |
| 3. Visual Progress..... | 7 |
| 4. Attachments | 10 |

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| Service Provider | AEA NT PTY LTD | ABN | 86 009 635 901 |
| Contact Details | Luke Wilks Operations Manager M. 0476 156 419 E. luke@aeagp.com.au | Contractor Accreditation Limited (CAL) Registration Number | K-28-10183-07-24 |
| Project Name | Utopia Clusters 2 & 4 | Contract No. | HHIP2300001 |
| Homeland | Arlparra | Community ID | 168 |
| Project Type | House & Infrastructure Upgrade | House # | 17 |
| Commencement Date | 05/05/2025 | Completion Date | 10/07/2025 |

1. Project Summary

House 17, Arlparra 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 17, Arlparra 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 17, Arlparra Homeland commenced on the 5th of May 2025 and were completed on the 10th of July 2025 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.





2. Scope of Works

2.1 Kitchen & Living

- Install 2 x new 920 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)
- Remove and patch chimney inside and out.
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Repair/service and pressure clean existing stainless-steel kitchen benches
- Install new flick mixer to existing sink
- Install new stainless-steel splash back around kitchen bench area
- Install new stainless-steel utensils draw to underside of existing kitchen bench
- Supply and install new single door steel mesh wardrobe
- 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

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
- Remove Window to back Veranda frame and sheet.
- Install curtain rod holders above window (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- 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 single door 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
- Install insulation batts in wall/ceiling cavity where access permits
- 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 single door 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 3 – Additional room (Rear Verandah)**

- Prep existing verandah concrete slab and pour 3000 x 3600 x 100mm concrete topper to tie into house slab height
- Install new 75mm top-hat ceiling battens to existing roof structure
- Install new 75mm stud walls and clad external lining with maxi-rib metal sheeting
- Install wall and ceiling insulation and clad internal linings with maxi-rib metal sheeting
- Install 1 x new window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- 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 new RAC hatch provision in existing wall
- Install flashings to suit and make vermin proof
- Prepare, tile and grout floor surfaces
- Supply and install new single door steel wardrobe
- Install new electrical components including light, light switch, WALL FAN, fan switch, power points (including power point near RAC hatch provision)
- Paint door frame and door and any other required touchups

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

- Remove shower tray/bath and remove sheet metal wall cladding in shower area
- Remove existing 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, walls and skirtings as required
- Install 1 x new 920 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 1 x towel rail, 2 x grab rails, 1 x stainless steel mirror above basin, stainless steel soap holder, 3 x stainless steel shelves and 4 x hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

2.3 Laundry & Exterior Areas**Laundry (Outside)**

- Extend outside nib wall to provide added protection for washing machine/laundry tub area
- Prepare and paint all surfaces (walls, posts and ceiling as required)
- 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
- Install new electrical components including light, switch, and power point
- Paint touchups



External Areas

- Relocate Power box to allow access for third Bedroom on back Veranda
- Remove existing electric HWS and replace with 120L unit
- Prep and paint existing T-bar clothesline uprights and re-string with stainless steel line and tensioners
- Replace x 4 Veranda posts
- Rear verandah - Construct new steel meshed enclosure to secure rear verandah area (new bedroom 3 and bathroom/laundry area), including: 50 x 50 SHS frame, 50 x 50 galvanised mesh fixed to frame, standard *Barker Humes* door with entrance lockset (keyed alike with other external doors)
- Rear verandah – Repair section of damaged concrete slab with “tuff top” topper
- Front verandah – Repair section of damaged concrete slab with “tuff top” topper; Above existing stud frame, black aluminum slats to be installed to create sight screens above to approximately 1.8m high providing fit for purpose private outdoor areas with suitable protection from the elements (“Wind Breaks”).
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Relocate 2 x garden taps currently on front and back verandah to end walls, and provide concrete splash pads x 2 to suit both taps
- Supply and install 6 x new yellow painted bollards around septic tank and IO risers, 500mm in the ground with 900mm above ground to provide visual markers and also restrict vehicular access across buried infrastructure
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and relocate switchboard from front verandah to side of house ensuring it is upgraded to be compliant



3. Visual Progress

| Before | After |
|---|--|
|  |  <p>10 Jul 2025 at 13:32:07 Sandover NT 0872 Australia</p> |
|  |  <p>10 Jul 2025 at 13:34:45 Sandover NT 0872 Australia</p> |



Before



After







Before



After





| Before | After |
|---|--|
|  |  <p>10 Jul 2025 at 13:34:11 Sandover NT 0872 Australia</p> |
|  |  <p>10 Jul 2025 at 13:34:01 Sandover NT 0872 Australia</p> |



Before



After



4. Attachments

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