



Completion Report FRM-144

Project Name:	HHIPN00008 - Wogyala
Property Address:	House 3 – Wogyala 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.....	5
2.4 Laundry & Exterior Areas	5
3. Visual Progress.....	7
4. Attachments.....	10

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Project Name	Wogyala	Contract No.	HHIPN00008
Homeland	Wogyala	Community ID	259
Project Type	House & Infrastructure Upgrade	House #	3
Commencement Date	15/07/2025	Completion Date	13/11/2025



1. Project Summary

House 3, 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 3, 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

- Service existing 5 x windows
- Install curtain rod holders above 3 x living area window only (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall in living area (to include new GPO)
- Supply and install new stainless-steel kitchen benches with stainless-steel splash back (Bench to be shorter to enable fridge to fit in between built in pantry and bench)
- Install new kitchen sink bowl and flick mixer
- Supply and install new shelves in 2 x built in pantry's including 2 x new doors
- Supply and install new gas oven to include compliance on gas system
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Removal of existing floor coverings and replace with floor tiles to kitchen and living area including preparation of existing floor and 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

2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window and diamond mesh screens
- 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 of existing floor and 6mm CFC sheeting over existing floor, tile and grout
- Prep and paint existing wardrobe (Remove existing melamine one and discard)
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window and diamond mesh screens
- 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 of existing floor and 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new double steel mesh wardrobe (Remove existing melamine one and discard)
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points

Bedroom 3

- Install 1 x new solid core door including privacy lockset and door stop
- Service existing window and diamond mesh screens
- 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 of existing floor 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



2.3 Bathroom

Bathroom

- Install 1 x new solid core door including privacy lockset and door stop
- Remove existing bath and replace with new in new location under window to allow for a shower area
- line shower recess walls with 9mm villa board
- Install hob around new shower
- Run Water and waste to suit new location of bath and new shower location
- 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 to include 2 x rows of tiles above bath for splash back
- Service existing window
- 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, shower rose, waste grate, stainless steel mixer & hand basin with splash back, Bath mixer and spout
- Supply and install new fixtures including towel rail, grab rails, 1 x stainless steel mirror above basin, 2 x 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
- Service existing window
- Remove floor tiles including skirting
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Supply and install new plumbing fittings and fixtures including waste grate, stainless steel mixer & half hand basin with splash back, toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelf, 1 x 45 grab rails
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)

2.4 Laundry & Exterior Areas

Laundry / 2nd Toilet

- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new laundry tub in corner bench style
- Service existing window
- Install new electrical components including light, switch, and power point with additional GPO for washing / Dryer
- Supply and install new plumbing fittings including drain pipes and 1/4 turn taps, spindles and spout for laundry tub
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & half hand basin with splash back, toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelf, 1 x 45 grab rails
- Paint touchups
- Clean and patch tiles only
- Existing Doors to be painted



External Areas

- Service solar hot water system
- Replace old gas regulator with new pigtail gas line to bottle
- Install new wall bracket for 9kg gas bottle
- Decommission old existing standalone solar system (Leave solar panels on roof)
- Recommission poly rainwater tank to include first flush kit, timed push button bibcock tap and install gutter along back verandah
- Install gutter and down pipe to front verandah to minimize water pouring over steps during rain events
- Rear verandah - supply and install 50 x 50 mesh to top handrail height, Install new mesh style gate
- Front verandah - supply and install 50 x 50 mesh to top handrail height, Install new mesh style gate
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Remove existing broken concrete splash pad Form up and pour new concrete splash pads (900x900) under the 2 x existing garden taps in yard
- Install new main water valve box with 600mm concrete surround
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- Install new wall bracket for 9kg gas bottle
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3. Visual Progress

Before	After
	
	



Before



After



Before



After





Before



After



Before



After





Before



After



4. Attachments

Electrical Certificate of Compliance

Waterproofing Certification