



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 15, Mosquito Bore Homeland.





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Service Provider	AEA NT PTY LTD PO Box 519 Katherine NT 0851
Contact numbers:	(08) 89722 211
Stephen Curry - Technical Services Manager	0427 215 952
Luke Wilks - Senior Project Manager	0476 156 419
John Binns - Project Manager (Central Region)	0427 650 058
Australian Business Number (ABN)	86 009 635 901
Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 15, Mosquito Bore Homeland.
Contract No.	HHIP2300001
Completion date	25/06/2024



1. Project Summary

House 15, 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 15, 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 15, Mosquito Bore Homeland commenced on 27th May 2024 and were completed on 25th of June representing a four (5) week works program.

The total labour hours expended on this project included 40% participation by Aboriginal staff and/or sub-contractors.

2. Scope and Visual Confirmation of Works

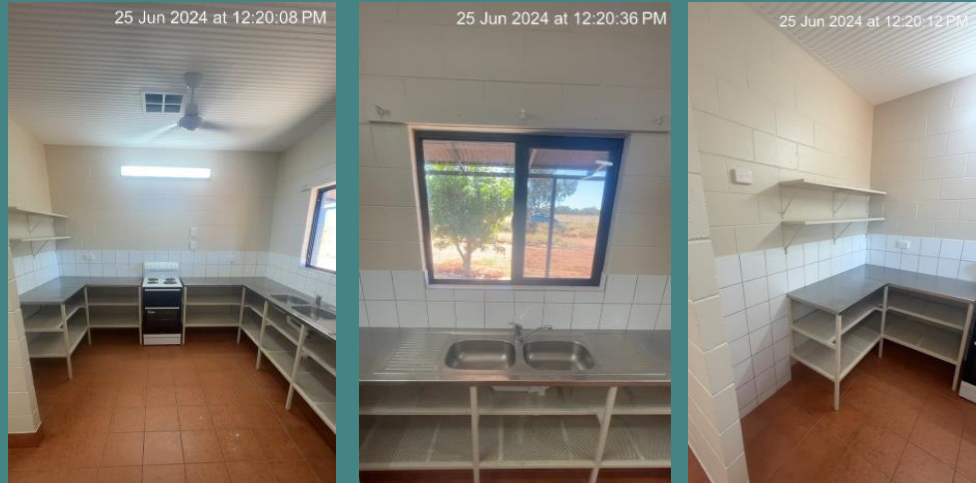
2.1 Kitchen & Living Area

- Install 2 x new solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 1 x new solid core door with passage lockset to existing built-in pantry
- Install 3 x new windows (to suit existing openings), screens and flashings (1 x kitchen window and 1 x living area window without air-conditioning provision; 1 x living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above 2 x living area windows only (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds)
- Remove nib walls, fireplace and chimney; patch walls and floor and tile floor and skirting
- Repair damaged floor tiles including nosing tiles from external slab to weather strip under both external doors
- Supply and install new stainless steel kitchen benches
- Install new sink and flick mixer
- Install new electrical components including stove and isolator, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision in living area), and smoke alarm.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before works commenced:



After works completed:



2.2 Bedroom

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair damaged floor tiles
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair damaged floor tiles
- Supply and install new double door steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Bedroom 3

- Install 1 x new solid core door including privacy lockset and door stop
- Install 2 x new windows, screens and flashings (only 1 x window with box air-conditioner provision)
- Install curtain rod holders above windows (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair damaged floor tiles
- Supply and install new double door steel framed mesh cupboard
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom & Toilet

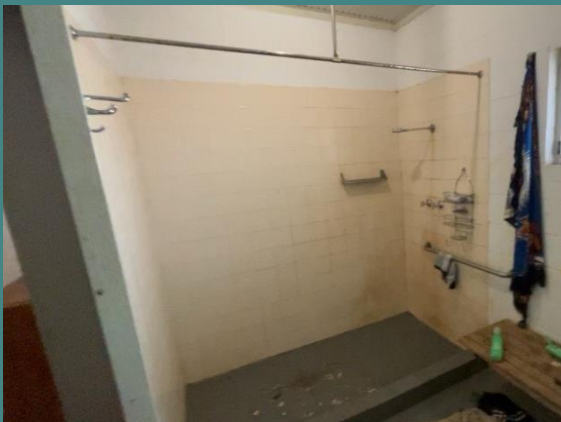
Bathroom

- Strip out bathroom including removing shower hob, wall and floor tiles
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls and skirting
- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings
- 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
- Supply and install new fixtures including towel rail, disabled grab rails, stainless steel soap holder, stainless steel shelves, hooks to back of door
- Install new electrical components including light, switches, power point
- Paint touchups

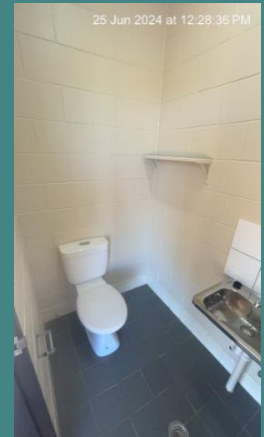
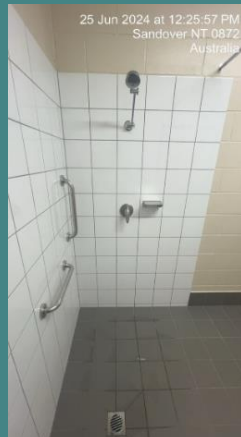
Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair damaged floor tiles
- Install new electrical components – light and switch
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works commenced:





2.4 Laundry, Additional Toilet & External Area

Laundry

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new window with screen and flashings
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair damaged floor tiles including nosing tiles from external slab to weather strip under door
- Supply and install new laundry tub
- Service laundry taps
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups

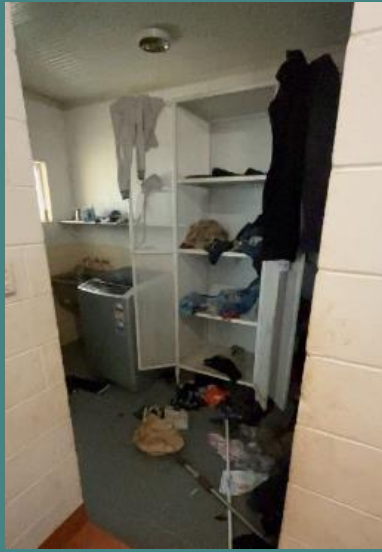
Additional Toilet (Outside)

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair damaged floor tiles including nosing tiles from external slab to weather strip under door
- Install new electrical components – light and switch
- Paint touchups

External Areas

- Remove and replace electric HWS
- Remove old unused/redundant chimney and patch roof and ceiling
- Prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioner
- Rear verandah - pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab
- Front verandah – pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab; remove 1 x nib wall return at one end to allow access to front verandah; slats to be installed above existing nib wall (1200 high) only at dog legged returns on both ends of front verandah
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Provide 2 x concrete splash pads to suit existing outside garden taps
- 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
- Service “swampy” air-conditioning unit (NOT split system)

Before Laundry & External works commenced:



After Laundry & External works commenced





3. Attachments

- Electrical Certificate of Compliance
- Water Proofing Certification
- Glazing Certification



3.1 Electrical Certificate of Compliance

NO: CC 313569

Electrical Safety – Certificate of Compliance

The customer should retain this certificate as a form of warranty. Should you require any advice about the work set out in this form, contact the licensed electrical contractor below. Any alterations or additions to installation should be performed by an appropriately licensed person.

Contractor Name: <u>Stay Lit Electrical Pty Ltd.</u>	
PWC NIW No:	Contractor Invoice No:

Installation Details

Customer's Name: <u>Aboriginal Enterprises Australia.</u>	
Address – Installation:	Lot <u>15 Mosquito Bore, Sandover NT.</u>
Address – Postal:	
Telephone (a/h):	Telephone (b/h): <u>8972 2211</u>

Type of Installation Work (tick appropriate boxes):

New
 Additions
 Alterations
 Repairs

Describe Work Certified – ATTACH OTHER SHEETS AS REQUIRED

Replaced all electrical apparatuses. Interconnected Smoke Alarms as needed. Replaced main Earth and installed mechanical protection. Installed safety switches on all circuits. Installed additional gpo's where needed. All works test & Comply.

Non-Compliances observed on existing installation which were not repaired

QUOTE STANDARD & CLAUSE NUMBER FOR NON-COMPLIANCES – ATTACH OTHER SHEETS AS REQUIRED

Reported to Electricity Safety Regulator

nil observed

Electrical Worker

I. <u>Riley Sherwood.</u>		Licence No:	A <u>12662</u>
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certify that the above information is complete and correct and that I have carried out all examinations and tests on the electrical installation work detailed on this certificate, and the results satisfy all requirements of the Electricity Reform Act 2000.

Name: <u>Riley Sherwood.</u>	Signature: <u>[Signature]</u>	Date: <u>22/6/24</u>
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Contractor or Authorised Agent acting on the Contractor's behalf

I certify the above information is complete and correct and that I have managed the electrical work detailed above ensuring it meets the requirements of the Electricity Reform Act 2000.

Business Name: <u>Stay Lit Electrical Pty Ltd.</u>		Licence No:	C <u>4418</u>
Phone/Fax:	Mobile: <u>0451308806</u>	Email:	

Name: <u>Riley Sherwood.</u>	Signature: <u>[Signature]</u>	Date: <u>22/6/24</u>
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ORIGINAL (Blue) – Customer's Copy
 DUPLICATE (Yellow) – Transmission or Distribution Network Operator Copy
 TRIPPLICATE (Pink) – Contractor Copy

TRIPPLICATE (Pink) copy to be retained by Contractor for a period of 5 YEARS

www.worksafe.nt.gov.au



3.2 Waterproofing Certification

Waterproofing Certificate



Certification - Waterproofing of Wet Areas

Property Details	
Lot:	House 15.
Street Address:	Mosquito Bore
Owner:	

This is to certify that the waterproofing of the wet area including installation and materials at the premises situated above complies with the provisions of AS3740-2010 Waterproofing of Domestic Wet Areas, accreditation of the water proofing product meets AS4858 and the following part of the Building Code of Australia (BCA)2019, BCA Part 3.8.1 (Domestic).

Installer Name:	DONOVAN SEWELL.
Address:	Unit 5 & 6, 14 Pearce Street, Katherine South NT 0850
Contact No:	08 8972 2211
Licence No:	N/A

Signature: *D.M. Sewell.*

Date: 24 / 05 / 2024.



3.3 Glazing Certification

NORTHERN TERRITORY OF AUSTRALIA BUILDING ACT

MANUFACTURER'S CERTIFICATION- WINDOWS / DOORS / SHOWER SCREENS

PROPERTY / PROJECT DETAILS	
Owner (if known):	
Lot/Portion Number:	Address:
Location: House 15, Mosquito Bore	Town / Hundred :
Building Permit Number :	

Windows/Doors/Shower Screens manufactured to the following criteria			
Location in Building (floor level)	Ground	First	Second
• Serviceability design pressure(s) kPa	N3C/W2N		
• Ultimate design pressure(s) kPa	1000 PA		
• Water penetration test pressure Pa	150 PA		
• Localised pressures*(if applicable) kPa			
Or			
• window schedule certified by structural engineer		<input type="checkbox"/> Attached (tick if attached).	
Criteria obtained from			
<input type="checkbox"/> building permit (approved drawings) ref no:			
<input type="checkbox"/> structural engineer section 40 design certificate			
<input type="checkbox"/> NTDTTC sheet MW12/1 or 2			
Window Fixing	Details of required fixings for wind loading must be provided with this certificate.		
Comments/Exclusions	Exclusions to this certificate must be clearly identified and certified separately.		

CERTIFICATION		
Manufacturer K&S WINDOWS	Address 4 KIDMAN STREET	
Phone 8952 3472	Email admin@kandswindowsnt.com.au	
I certify that the *windows/doors/shower screens described above have been manufactured in accordance with the requirements of the NT Building Act and the attached fixing details are appropriate to the windows and/or doors for their location. INCLUDES - Window construction to AS2047, Glazing to AS1288, human impact in accordance with AS1288, fixing details provided are adequate for wind loads and allowance for increased pressures adjacent corners of buildings.		
Name CHRISTOPHER KROLLIG	Position OWNER / DIRECTOR	
Signature 	Date 25 /06/2024	
Installation		
I certify that the *windows/doors/shower screens described above have been installed appropriately to their location in the building and in accordance with the attached fixing details.		
<input type="checkbox"/> Builder	Signature	Date
OR		
<input type="checkbox"/> Manufacturer	Signature	Date
OR		
<input type="checkbox"/> Section 40 certificate	To be attached	

• Delete as applicable

March 2013