



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 110 – Arlparra Homeland





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Project Name	Utopia Clusters 2 & 4	Contract No.	HHIP2300001
Homeland	Arlparra	Community ID	168
Project Type	House & Infrastructure Upgrade	House #	110
Commencement Date	16/06/2025	Completion Date	18/09/2025

1. Project Summary

House 110, 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 110, 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 110, Arlparra Homeland commenced on the 16th of June 2025 and were completed on the 18th of September 2025, representing a fourteen (14) week works program.

The total labour hours expended on this project included 35% participation by Aboriginal staff and/or sub-contractors.





2. Scope of Works

2.1 Kitchen & Living

- Install 2 x new entrance locksets on front and back doors (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Service 3 x window with screen
- Install curtain rod holders above 2 x living area windows only (holders only NO rods)
- Clean Lino floor coverings only
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, window surrounds)
- Clean and service existing kitchen benches and frame and shelves
- Supply and install single door steel framed mesh cupboard
- Install new flick mixer to existing sink
- Delete 1 x light above kitchen bench patch hole and paint ceiling
- Install new electrical components including stove and isolator, 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 2 x window with screen
- Install curtain rod holders above window (holders only NO rods)
- Replace ducted air conditioning vent
- Install RAC hatch
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean Lino floor coverings only
- Clean double door steel framed mesh cupboard
- Delete 2 x lights from ceiling patch holes and paint
- Install new electrical components including 2 x lights, light switch, ceiling fan, fan switch, power points including new power point near RAC hatch
- Paint touchups

Bedroom 2

- Install 1 x new privacy lockset and door stop
- Service 1 x window and replace poly-carb
- Install curtain rod holders above window (holders only NO rods)
- Install RAC hatch
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean Lino floor coverings only
- Clean double door steel framed mesh cupboard
- Install new electrical components including lights, light switch, ceiling fan, fan switch, power points including new power point near RAC hatch
- Paint touchups

**Bedroom 3**

- Install 1 x new solid core door including privacy lockset and door stop
- Service 2 x window
- Install curtain rod holders above window (holders only NO rods)
- Replace ducted air conditioning vent
- Install RAC hatch
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean Lino floor coverings only
- Clean double door steel framed mesh cupboard
- Install new electrical components including 2 x lights, light switch, ceiling fan, fan switch, power points including new power point near RAC hatch
- Paint touchups

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

- Install 1 x new privacy lockset and door stop
- Service 1 x window with screen
- All floor and wall tiles to be cleaned and any damaged repaired/replaced
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Service existing shower taps including new spindles and hardware
- Supply and install new stainless steel shower rose
- Supply and install new fixtures including 1 x towel rail, stainless steel soap holder, mirror, stainless steel mixer & hand basin, 2x stainless steel shelves, 4 x hooks to back of door toilet pan, pan rubber, mini cistern cock, toilet roll holder and shower and toilet grab rails
- Install new electrical components including light, switches, power point
- Paint touchups

Toilet (Separate)

- Install 1 x new privacy lockset and door stop
- Service only x 1 windows and screens
- 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 and 45' grab rail
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Clean, repair/replace damaged floor tiles as required
- Install new electrical components – light and switch
- Paint touchups

2.4 Laundry & Exterior Areas**Laundry**

- Clean, repair/replace damaged floor tiles as required
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Service only x 1 windows and screens
- Clean existing laundry tub
- Supply and install new laundry tub mixer
- Clean single door steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups



External Areas

- Remove existing electric HWS and replace with 120L unit
- Service Swampy Airconditioning unit
- Replace x 2 diamond security screens
- Prep and paint existing T-bar clothesline uprights and re-string with stainless steel line and tensioners
- Front verandah – pressure clean; Construct steel frame sheet with external custom-orb cladding and flashings to the height off 800mm (to be painted to match external house colour). With 100mm gap from existing concrete slab Above custom–orb install 50 x 50 mesh to create a secure enclosure full length and height of front veranda to include 1 x standard *Barker Humes* door with entrance lockset (keyed alike with other external doors)
- Install Concrete ramp 1200 wide along edge of veranda to front veranda door (No handrails required)
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Replace x 1 IO grate
- Supply and install 6 x new yellow painted bollards around septic tank
- Install new electrical components including relocation of lights, switches, power points, meter isolator, RCDs, and compliant switchboard

3. Visual Progress

Before



After



Before



After



Before



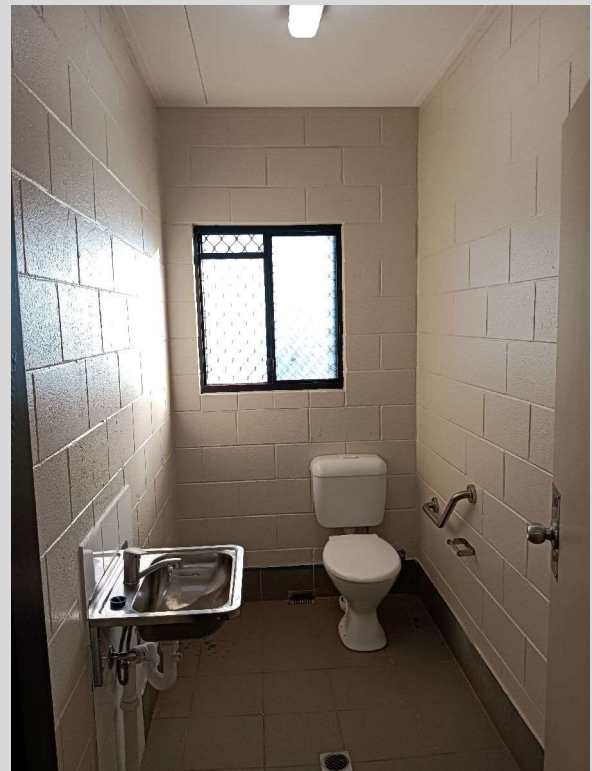
After



Before

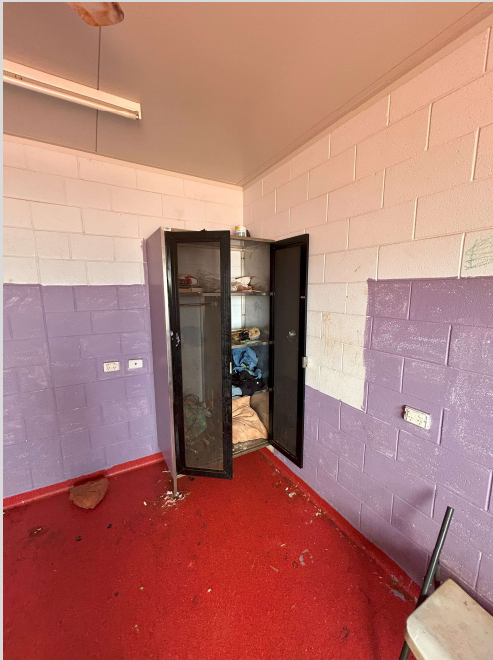


After





Before



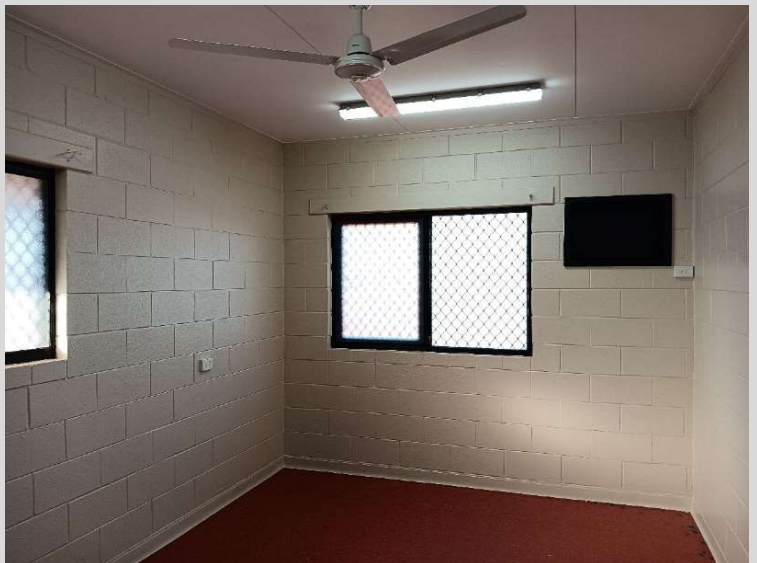
After



Before



After



Before



After





4. Attachments

Talent Release Form

Electrical Certificate of Compliance