



Completion Report FRM-144

Project Name:

HHIPN00008 - Wogyala

Property Address:

House 4 – Wogyala Homeland





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Project Name	Wogyala	Contract No.	HHIPN00008
Homeland	Wogyala	Community ID	259
Project Type	House & Infrastructure Upgrade	House #	4
Commencement Date	06/05/2025	Completion Date	10/09/2025



1. Project Summary

House 4, 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 4, 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

- Install 3 x new solid core (Front, Lounge and Back) doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Service existing 4 x windows in living area and replace 1 x lower section (Louvers) with Opaque Perspex, Install 1 x new clear Perspex in Window and service diamond mesh screens
- Install curtain rod holders above 3 x living area window only (holders only NO rods)
- Supply and install new stainless-steel kitchen benches with stainless-steel splash back
- Install new kitchen sink bowl and flick mixer
- Supply and install new gas oven to include compliance on gas system
- Install new shelving and door to built in Pantry
- Install new shelves and door to built in linen cupboard in living area
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Cut out existing floor in kitchen, half the living room and hallway and replace with same
- Supply and install floor tiles to kitchen and living area including preparation of 6mm CFC sheeting over existing and new floor, tile and grout
- Install new electrical components including lights, light switches, ceiling fan, fan switch, power points (including new double power point in kitchen area for fridge and freezer and new Ceiling Fan), 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 replace lower section (Louvers) with Opaque Perspex and service diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Install shelving in Built in robe and replace door
- 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 replace lower section (Louvers) with Opaque Perspex and service diamond mesh screens
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Install shelving in Built in robe and replace door
- 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 2 x existing window replace lower section (Louvers) with Opaque Perspex in 1 window and service diamond mesh screens
- Install curtain rod holders above 2 x window (holders only NO rods)
- Patch, prepare and paint all surfaces
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Install shelving in Built in robe and replace door
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points



2.3 Bathroom & Toilet Works

Bathroom

- Install 1 x new solid core door including privacy lockset and door stop
- Delete Existing Shower tray and recess, delete water taps and sheet walls with maxi clad to suite other existing walls.
- Remove existing bath
- Reline shower walls with 9mm villa board 1200 x 1200 where existing bath was removed
- Remove existing floor tiles
- Prepare and lay screed bed with appropriate fall to floor waste
- Waterproof wet area walls and floor
- Tile and grout floors, shower recess walls and skirting as required
- Supply and install Stainless steel bench (1200l x 400w x 700h)
- Service existing window and screen
- 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
- Supply and install new fixtures including towel rail, grab rails, 1 x stainless steel mirror above basin, 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
- Supply and install 1 x diamond grill security screen to window
- Remove floor tiles
- 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, toilet pan and cistern, pan rubber, mini cistern cock and toilet roll holder, 1 x stainless steel shelve, 1 x 45 grab rails
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)

2.4 Laundry & Exterior Areas

Laundry

- Clean, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings including water pipes, chasing of drain pipes and 1/4 turn taps
- Supply and install new fixtures, laundry tub (included in a bench style) and stainless steel splash
- Supply and install new window and diamond grill security screen
- Remove floor tiles
- Prepare and lay including preparation of 6mm CFC sheeting over existing floor, tile and grout
- Install new electrical components including light, switch, and power point
- Paint touchups

External Areas

- Service solar hot water system
- Replace old gas regulator to include new pigtail gas line to bottle
- Install new wall bracket for 9kg gas bottle



- Front verandah – remove existing construct balustrade around verandah 900mm high nib walls with external sheet metal cladding and flashings and 1200 x 1200 concrete pad at bottom of stairs
- Rear verandah – construct balustrade around verandah 900mm high nib walls with external sheet metal cladding and flashings and 1200 x 1200 concrete pad at bottom of stairs
- Pressure clean only external wall surfaces, posts and frames (No External painting)
- Form up and pour concrete splash pads (900x900) under the 2 x existing garden taps in yard
- Install new main water valve box with 600mm concrete surround
- Supply and install new Gatic lid to septic tank
- Supply and install new concrete pad and install existing IO covers
- Supply and install new grate on ORG
- Supply and install 3 x new yellow painted bollards around septic, IO's and grey water tank
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Supply and install new 4000lt poly rainwater tank to include first flush kit and timed push button bibcock tap
- Supply and install new gutter to rear of house for rainwater tank
- Repair dog mesh to underside of house to minimize entry
- Clean existing T-bar clothesline including re-string with stainless steel wire and tensioner



3. Visual Progress

<i>Before</i>	<i>After</i>
	
	



Before



After



Before



After





Before



After



Before



After



Before



After



4. Attachments

- Electrical Certificate of Compliance
- Waterproofing Certification