

Completion Report

Project Name:	Irrelirre HHIP
Property Address:	House 13, Irrelirre





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Project Summary

Service provider	Ingkerreke Services Aboriginal Corporation
Contact details	Ms. Jozan Collins T: 08 8950 2200
Australian Business Number (ABN)	41 353 678 701
Contractor Accreditation Limited (CAL) Registration Number	A-18-14798-02-25
Community ID	703
Asset No.	House 13
Contract No.	HHIPC00009
Completion date	15/10/2025

Ingkerreke Services Aboriginal Corporation (ISAC) undertook housing upgrades at House 13 Irrelirre on behalf of the Homeland and the Northern Territory Government. The project was executed as planned, resulting in a high-quality finish that fulfilled the expectations of both our client and the community.

The work began on the 14th of July 2025, and was completed by the 15th of October 2025, spanning a total of almost 13 weeks. Notably, 47% of the full-time workforce involved in this project was comprised of Aboriginal staff and subcontractors showcasing our commitment to local employment and community empowerment.

The upgrades were designed in alignment with the 9 Healthy Living Principles, considering the specific requirements of families and individuals. These needs were identified through discussions with residents, stakeholders, and leveraging ISAC's ongoing experience with maintenance and repairs in the Homelands. As the service provider for Irrelirre, our aim was to ensure that funding was utilized effectively according to resident needs while maintaining high standards of quality and durability in the work performed.

ISAC has been contracted to implement the following housing upgrade works for House 13 Irrelirre under the Capital Grant Funding Agreement (HHIPC0001). The completed works include:

Structural Work:

- TBC as per Engineering
- Likely underpin.
- Fix external and internal block work as required.
- Spread road base around slab to reduce soil erosion.

Kitchen:

- Heavy clean stainless benches Install Doors and draws to kitchen benches
- Install overhead storage
- Install flick mixer
- New gas stove and oven
- Smoke alarms, replace GPOs and install extra double GPO over kitchen benches.
- Replace windows, doors and security screens as required
- Move kitchen door to corridor wall and block up existing opening
- Install lockable metal pantry cupboard (Judy Barker Homes Design)

Living/Dining:

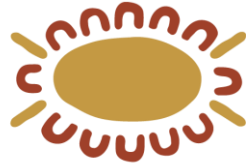
- Relocate to where Bed 1 is Currently
- Demolish existing Bed 1 walls to allows for open plan living room
- Install 2.5KW Split System
- Curtain hooks installed (92 x 18 hardwood header installed)
- Replace windows, door and security screens as per schedule
- Install stainless steel shelving 2x 1200mm wall hung

Laundry:

- Block Up External Laundry door
- Install new door on opposite (Internal) wall
- Waterproof and tile
- Assess floor waste and service as required
- Install new laundry trough unit
- Install metal wardrobe cupboard

Toilet:

- Replace toilets in both cubicles
- Replace doors
- Waterproof and tile
- Install toilet roll holders and door hardware
- Replace windows as per schedule
- Heavy clean handbasins



- Install Lift Off Hinges

Shower room 1:

- Bring up floor level for step free entry
- Waterproof and tile
 - o Floor throughout
 - o Tile skirt
 - o Shower to 1800mm
- Install new bench seat
- Install new shower curtain, towel rails, handrails, soap holders
- Refresh all plumbing
- Refresh electrical
- Install Lift Off Hinges

Shower Room 2:

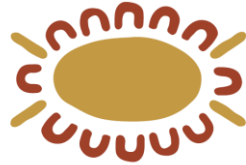
- Extend wall to laundry wall, move door to corridor
- Bring up floor level for step free entry
- Waterproof and tile
 - o Floor throughout
 - o Tile skirt
 - o Shower to 1800mm
- Install Bath
- Install new bench
- Install new shower curtain, towel rails, handrails, soap holders
- Refresh all plumbing
- Refresh electrical
- Install Lift Off Hinges

Bedroom 1:

- Relocate to rear of building next to kitchen
 - o Install insulate metal stud partition walls
- Install Door and windows as per drafts
 - o Install window in external wall (TBC)
 - o 3x coat hooks on door
- Curtain hooks installed (92 x 18 hardwood header installed)
- New metal wardrobe cupboard
- Strip Vinyl Flooring

Bedroom 2:

- Patch block work
- Strip Vinyl Flooring
- Curtain hooks installed (92 x 18 hardwood header installed)
- New metal wardrobe cupboard



- replace windows, doors and security screens as per schedule
- Replace door as required (see schedule)
 - o 3x coat hooks on door
- Replace ceiling fan as required
- Replace door
 - o 3x coat hooks on door

Bedroom 3:

- Patch block work
- Strip Vinal Flooring
- Curtain hooks installed (92 x 18 hardwood header installed)
- New metal wardrobe cupboard
- replace windows, doors and security screens as per schedule
- Replace door as required (see schedule)
 - o 3x coat hooks on door
- Replace ceiling fan as required

Bedroom 4:

- Patch block work
- Strip Vinal Flooring
- Curtain hooks installed (92 x 18 hardwood header installed)
- New metal wardrobe cupboard
- replace windows, doors and security screens as per schedule
- Replace door as required (see schedule)
 - o 3x coat hooks on door
- Replace ceiling fan as required

Corridor Storage Room:

- Fill in northern End wall with insulated metal stud wall clad in panel rib to create storage room measuring 2.5m x 3m
- Install new patrician wall and door to create storage room
 - o metal stud wall clad in panel rib
- Install form ply shelving to one side
- Install 1x LED Batten 1200mm
- Install 1x double GPO

Sleep Out:

- Room to breathe specification.
- Wall length: approx. 13 LM x Veranda Height
- Line and insulate veranda roof to sleepout area enclose with 1200mm metal stud frame wall, clad in corrugated iron & security mesh above. With two doors
 - o 3x LED Battens
 - o 2x Ceiling Fans and external weatherproof double GPOs

- Topping Slab to sleepout section to provide flush entry to ablutions block and house.
- Sleepout section to be tiled approx. 24 SQM

External:

- Install T-Bar Washing Line
- Service and Relocate solar HWS 302L SolaHart
- Bollards around septic (galvanised)
- Move ORG from under veranda to external of structure
- Concrete paver paint veranda slab
- Road base around septic lids
- Install 9000l Rainwater tank
 - o Earth-ring with concrete top
 - o Guttering and first flush
- Gass compliance
 - o Gas Bottle size changer bracket to be affixed to concerted in post.
 - o Pigtails.
- 300mm mow strip where no veranda slab
- Yard Clean.
- Concrete path to Sleep Out front door (ramped up at threshold to suit topped slab height approx. 200mm)

Visual Progress

Before:



After:



Before:

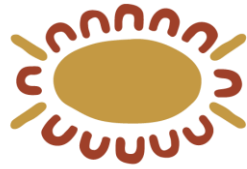


After:



Before:

After:



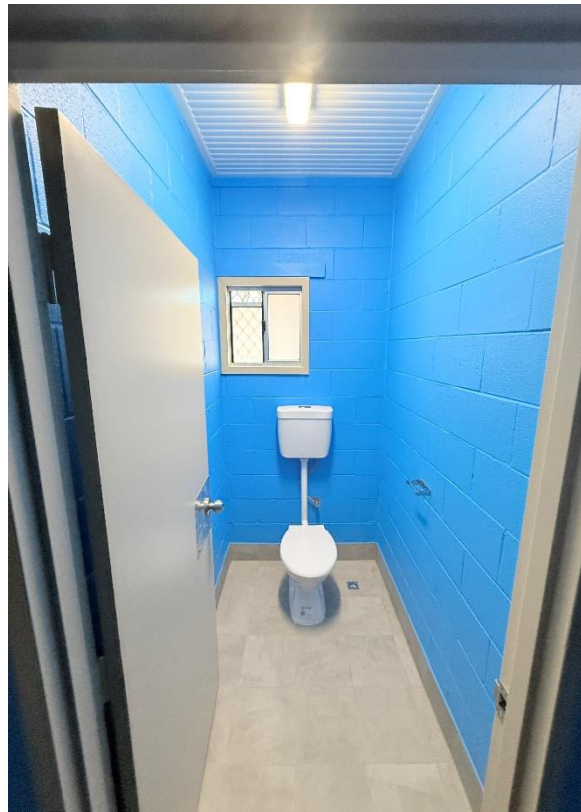
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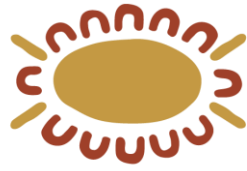
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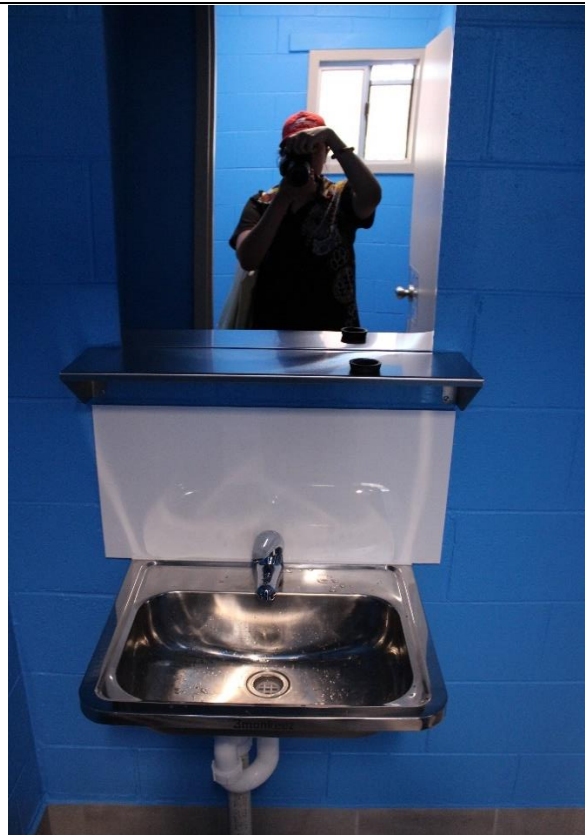
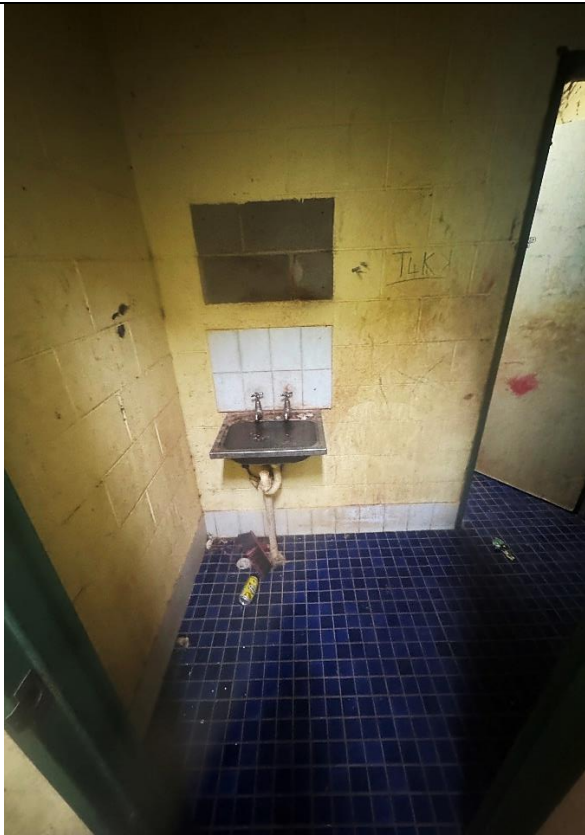


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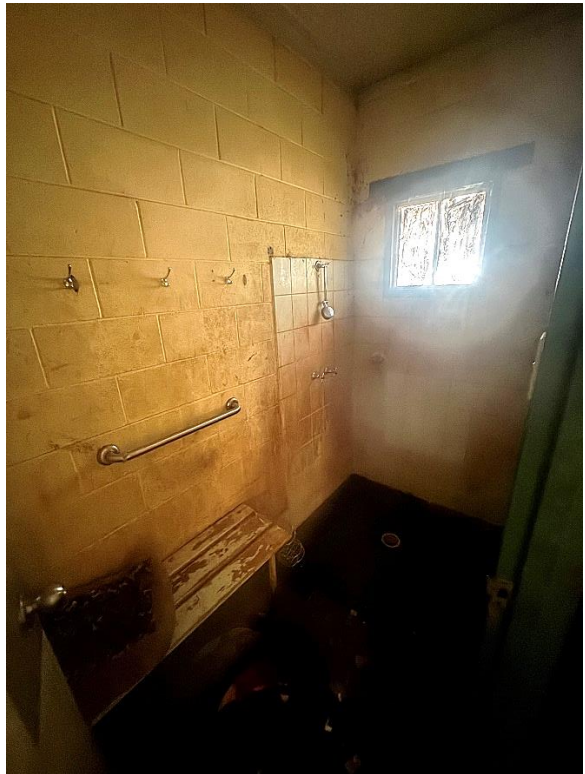
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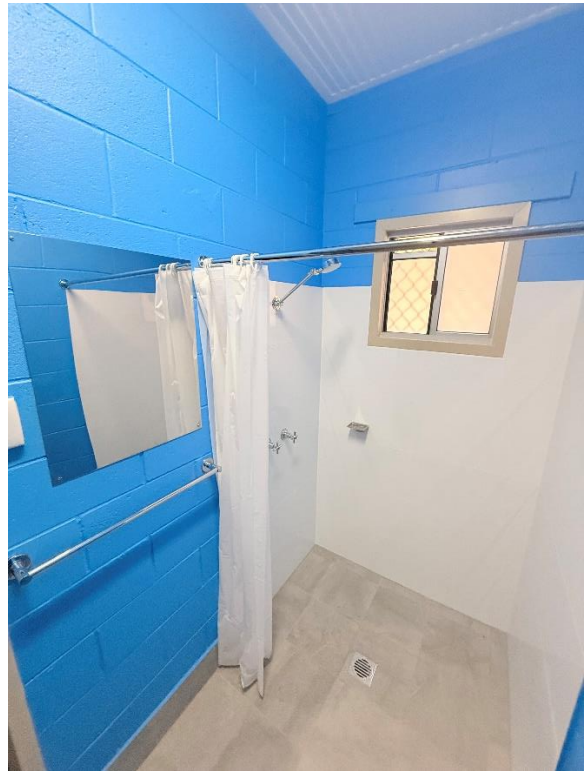
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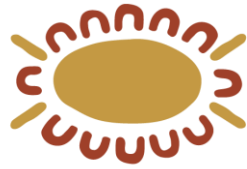


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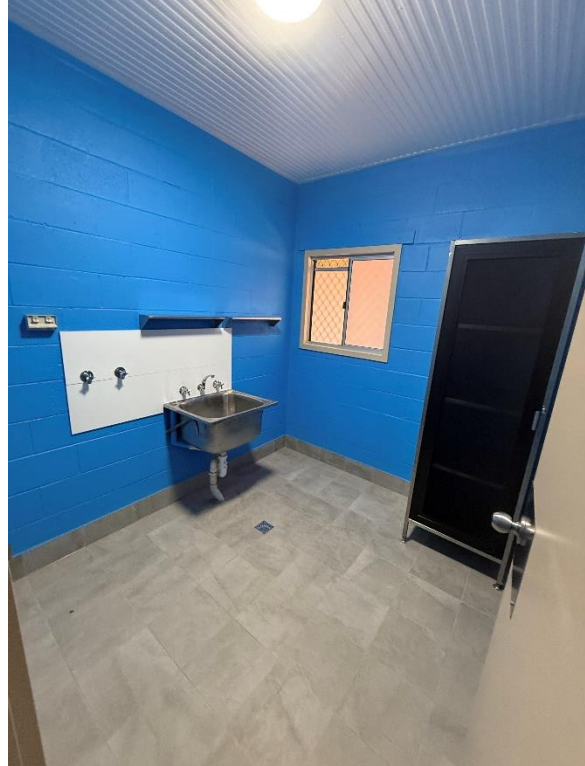




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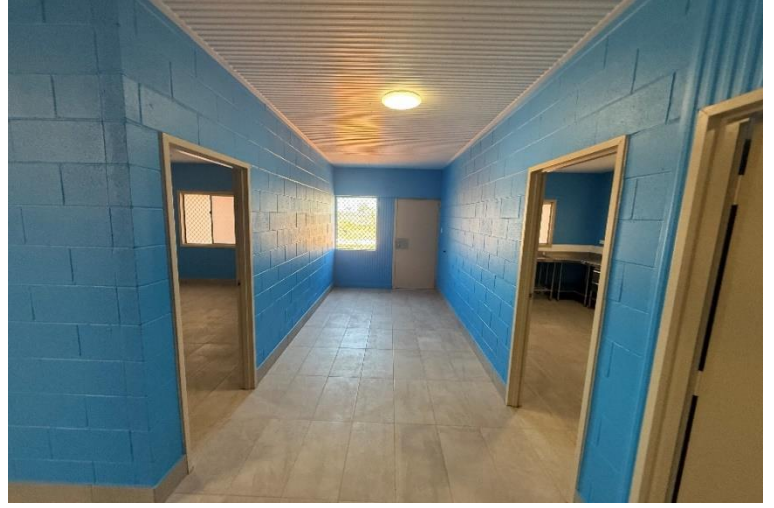
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Before:

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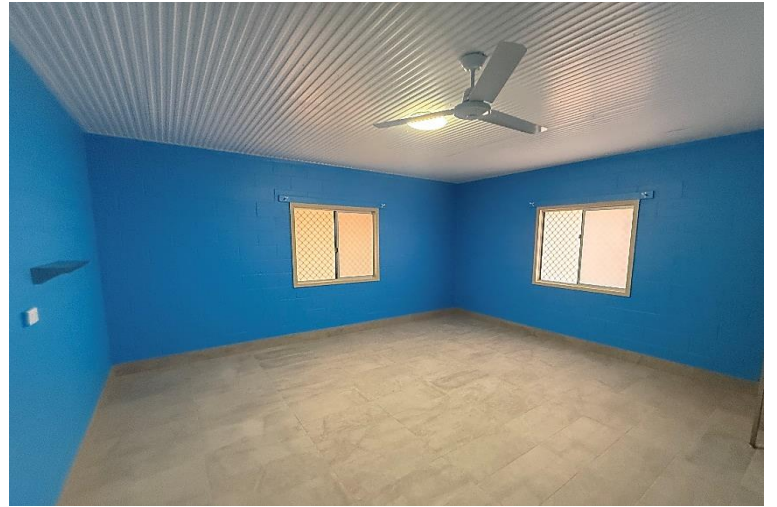
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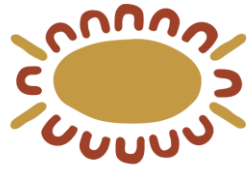
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Before:

After:





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Before:



After:



After:



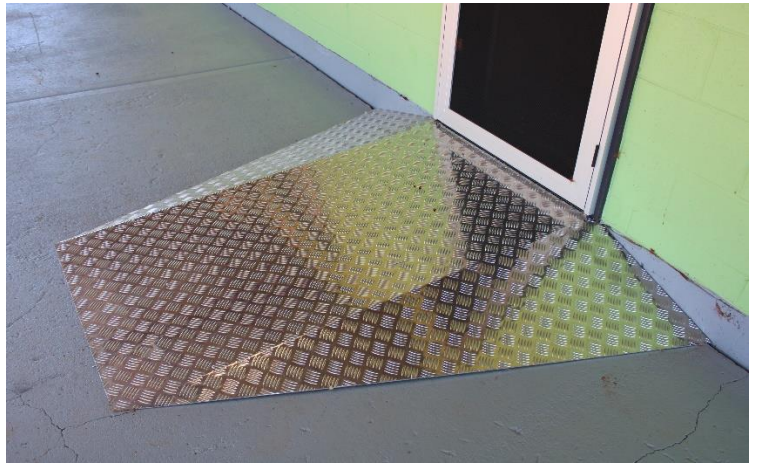
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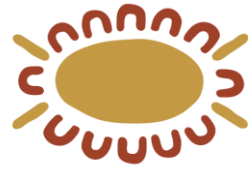


After:



After:





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After:



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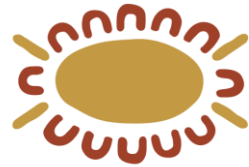


After:



After:





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Attachments

Electrical Certificate of Compliance
Plumbing Certificate of Compliance
Gas Certificate of Compliance
Waterproofing Certificate
Plans