



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 4, Atheley Homeland





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Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 4, Atheley Homeland
Contract No.	HHIP2300001
Completion date	27/10/2023

1. Project Summary

House 4, Atheley 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, Atheley 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 4, Atheley Homeland commenced on 5th September 2023 and were completed on 27th of October 2023 representing a seven (7) week works program.

The total labour hours expended on this project included 48% participation by Aboriginal staff and/or sub-contractors.



Picture of job completion handover with primary residents. Refer to 3.4 Talent Release Form

2. Scope and Visual Confirmation of Works.

2.1 Kitchen & Living Area

- Patch metal ceiling cladding
- Remove and replace metal wall cladding
- Replace steel wall framing, including bottom plate, where water damaged and rusted
- Install insulation in wall cavity before re-sheeting
- Install 1 x new 820 door frame, solid core doors including hardware and locksets
- Enlarge 1 x door opening and install new 920 door frame, solid core door including hardware and lockset
- Enlarge window openings: 2 x 900hx1800w
- Install 2 x new windows, screens and flashings (living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above windows (holders only NO rods)
- Prepare and paint all surfaces (walls, ceiling, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Repair/service and pressure clean existing stainless-steel kitchen (bench top, sink shelves)
- Supply and install new steel pantry cupboard
- Install new kitchen sink mixer
- Install splash back around kitchen bench area
- Install new electrical components including stove, wiring as required, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision), and smoke alarm
- Paint touchups

Before works commenced:



After works completed:





2.2 Bedrooms

Bedroom 1

- Patch metal wall and ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Enlarge window opening: 1 x 900hx1800w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above windows (holders only NO rods)
- Prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new steel powder coated wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Paint touchups

Bedroom 2

- Patch metal wall and ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Enlarge window opening: 1 x 900hx1800w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above windows (holders only NO rods)
- Prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces.
- Supply and install new steel powder coated wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Paint touchups



Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom and Toilet

- Remove existing cladding and reline shower walls with 9mm villa board
- Construct and fix steel frame nib wall
- Waterproof wet areas
- Prep, tile and grout shower wall linings and splash back
- Patch metal ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Install 1 x new vented window, screen and flashings
- Prepare, tile and grout floor surfaces
- Prepare and paint all surfaces (ceiling, door and window frames)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer, outlet, shower rose, waste grate, toilet pan, pan rubber, mini cistern cock
- Supply and install new stainless steel fixtures including towel rail, grab rail, soap holder, shelf, handbasin and mirror
- Install new electrical components including light, switch and power point
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:



2.4 Rear Verandah

- Prep existing verandah concrete slab and pour 100mm concrete topper
- Construction of 1.0m high nib walls; nib walls to be externally lined with metal sheet cladding
- Close in end of verandah opposite bathroom/laundry and externally clad with lockable gate
- Replace electrical components including wiring as required, light and light switch
- Paint external cladding any other required touchups

2.5 Front Verandah

- Prep existing verandah concrete slab and pour 100mm concrete topper as required
- Construction of 1.0m high nib walls; nib walls to be externally lined with metal sheet cladding
- Replace electrical components including wiring as required, light and light switch
- Paint external cladding and touch-ups

Before Exterior works commenced:



After Exterior works completed:



2.6 Laundry (Outside)

- Remove and replace sheet metal wall cladding
- Replace steel wall framing, including bottom plate, where water damaged and rusted
- Patch ceiling cladding
- Extend outside nib wall to provide added protection of washing machine/laundry tub area
- Prepare and paint all surfaces (walls and ceiling)
- Supply and install new plumbing fittings
- Supply and install new fixtures including laundry tub, splash back
- Install new electrical components including wiring as required, light, switches, and power point
- Paint touchups

2.7 External Areas

- Remove and replace electric Hot Water System
- Prep and paint existing T-bar clothesline uprights or re-string line
- Pressure clean, grind, fill cracks and top existing Front and Rear veranda concrete slabs
- Patch and replace where required external metal wall cladding
- Pressure clean, prepare and paint external wall surfaces
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard

Before Laundry & External areas works commenced:



After Laundry & External areas works completed:





3. Attachments

Electrical Certificate of Compliance

Water Proofing Certification

Glazing Certification

Talent Release Form