



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 12 – Indaringinya Homeland





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Project Name	Utopia Clusters 2 & 4	Contract No.	HHIP2300001
Homeland	Indaringinya	Community ID	15
Project Type	House & Infrastructure Upgrade	House #	12
Commencement Date	22/02/2025	Completion Date	28/04/2025



1. Project Summary

House 12, Indaringinya 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 12, Indaringinya 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 8, Indaringinya Homeland commenced on the 22nd of February 2025 and were completed on the 28th of April 2025 representing a nine (9) week works program.

The total labour hours expended on this project included 37.5% participation by Aboriginal staff and/or sub-contractors.



2. Scope and Visual Confirmation of Works.

2.1 Kitchen & Living

- Install 2 x new door frames, solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops to front and back doors.
- Service only 2 x window and screen
- Install curtain rod holders above 1 x living area window only (holders only NO rods)
- Supply and install new RAC hatch provision in existing wall
- Install insulation batts in wall/ceiling cavity where access permits
- Repair/service and pressure clean existing stainless-steel kitchen benches
- Install new flick mixer to existing sink
- Install new stainless-steel splash back around kitchen bench area
- Install new stainless-steel utensils draw to underside of existing kitchen bench
- Supply and install new single door steel mesh pantry cupboard
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Install new electrical components including stove, lights, light switches, ceiling fan, fan switch, power points (including new power point near RAC hatch provision in living area), and smoke alarm.

2.2 Bedrooms

Bedroom 1

- Install 1 x new, solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings
- Install curtain rod holders above window (holders only NO rods)
- Install insulation batts in wall/ceiling cavity where access permits
- Patch, 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 single door steel mesh wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points.
- Paint touchups

Bedroom 2

- Install 1 x new, solid core door including privacy lockset and door stop
- Service only 1 x window and screen
- Install curtain rod holders above window (holders only NO rods)
- Install insulation batts in wall/ceiling cavity where access permits
- Patch, 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 single door steel mesh wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points.
- Paint touchups



2.3 Bathroom & Toilet Works

Bathroom

- Install 1 x new, door frame, solid core door including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Remove sheet metal wall cladding in shower area
- Reline shower walls with 9mm villa board
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls as required
- Install 1 x new 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, outlet, shower rose, waste grate, stainless steel mixer & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Supply and install new fixtures including 2 x towel rail, 2 x grab rails, 1 x stainless steel mirror above basin, stainless steel soap holder, 3 x stainless steel shelves and 4 x hooks to back of door
- Install new electrical components including light, switches, power points
- Paint touchups

2.4 Laundry & Exterior Areas




Laundry (Outside)

- Extend outside nib wall to provide added protection for washing machine/laundry tub area
- Prepare and paint all surfaces (walls, posts and ceiling as required)
- Supply and install new plumbing fittings including water pipes, drain pipes and 1/4 turn taps
- Supply and install new fixtures including laundry tub, stainless steel splash back and 1 x SS shelf
- Install new electrical components including light, switch, and power point
- Paint touchups

External Areas

- Remove electric HWS and replace with 80L unit
- Install Prep and paint T-bar clothesline uprights and string with stainless steel line and tensioners
- Front verandah - Construct 1 x 3000 x 3000 x 75mm steel stud frame 800mm high with 100mm gap from existing concrete slab with external custom-orb cladding and flashings (to be painted to match external house colour). Above stud frame, black aluminum slats to be installed to create sight screens above to approximately 1.8m high providing fit for purpose private outdoor areas with suitable protection from the elements ("Wind Breaks").
- Back verandah – use existing stud frame (to be painted to match external house colour). Above stud frame, black aluminum slats to be installed to create sight screens above to approximately 1.8m high providing fit for purpose private outdoor areas with suitable protection from the elements ("Wind Breaks").
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Construct new steel meshed enclosure to secure bathroom/laundry area, including: 50 x 50 SHS frame, 50 x 50 galvanized mesh fixed to frame, 900w x 2100h 50 x 50 gate with galvanized 50 x 50 mesh and entrance lockset (keyed alike with other external doors)
- Front and Back Verandah concrete slab repairs with Tuff Top
- Relocate 2 x garden taps currently on front and rear verandahs to each end wall, and provide concrete splash pads to suit
- Supply and install 6 x new yellow painted bollards around septic tank, 500mm in the ground with 900mm above ground to provide visual markers and also restrict vehicular access across buried infrastructure Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard

3 Visual Progress

Before	After
 <p>21 May 2024 at 1:11:48 PM</p>	
Before	After
 <p>21 May 2024 at 1:12:09 PM</p>	



Before



After



4 Attachments

- Talent Release Form
- Electrical Certificate of Compliance
- Water Proofing Certification