



## Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 17 – Indaringinya Homeland





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<b>Project Name</b>	Utopia Clusters 2 & 4	<b>Contract No.</b>	HHIP2300001
<b>Homeland</b>	Indaringinya	<b>Community ID</b>	15
<b>Project Type</b>	House & Infrastructure Upgrade	<b>House #</b>	17
<b>Commencement Date</b>	22/02/2025	<b>Completion Date</b>	28/04/2025



## 1. Project Summary

House 17, 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 17, 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 17, Indaringinya Homeland commenced on the 22<sup>nd</sup> of February 2025 and were completed on the 28<sup>th</sup> 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 entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops to front and back doors.
- Install new pantry door with passage set
- 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)
- Prep existing floor ready for covering
- Prepare, and lay 9mm ac sheeting over existing floor, tile and grout with flexi grout with additional expansion joints 450 x 450 tiles.
- 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
- 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)
- Prep existing floor ready for covering
- Prepare, and lay 9mm ac sheeting over existing floor, tile and grout with flexi grout with additional expansion joints 450 x 450 tiles.
- 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)
- Prep existing floor ready for covering
- Prepare, and lay 9mm ac sheeting over existing floor, tile and grout with flexi grout with additional expansion joints 450 x 450 tiles.
- 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 1 with toilet (External)

- Remove wall cladding in shower area recess (Re-use Shower tray)
- Reline shower walls with 9mm villa board
- Prepare and lay screed bed with appropriate fall to floor waste
- Waterproof wet area walls and floor
- Tile and grout floors and skirtings throughout and walls in shower recess only.
- Install 1 x new solid core door including privacy lockset and door stop
- Service only 1 x window and screen
- Patch, prepare and paint all surfaces (walls, ceiling, door)
- Supply and install new plumbing fittings and fixtures including stainless steel shower mixer, outlet, shower rose, waste grate, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Supply and install new fixtures including stainless steel soap holder, 2 x stainless steel shelves and 4 x hooks to back of door
- Paint touchups
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### Bathroom 2 with separate toilet

- Remove wall cladding in shower area recess and above bath (Re-use Bath and Shower tray)
- Reline shower walls and above bath with 9mm villa board
- Prep existing floor ready for covering
- Prepare and lay screed bed with appropriate fall to floor waste
- Waterproof wet area walls and floor
- Tile/grout floors and skirtings throughout and walls in shower recess and 3 tiles high around bath only
- Install 2 x new solid core doors including privacy lockset and door stops
- Service only 2 x windows and screens
- Patch, prepare and paint all surfaces (walls, ceiling, doors)
- 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 1 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



## 2.3 Laundry & Exterior Areas





### Laundry

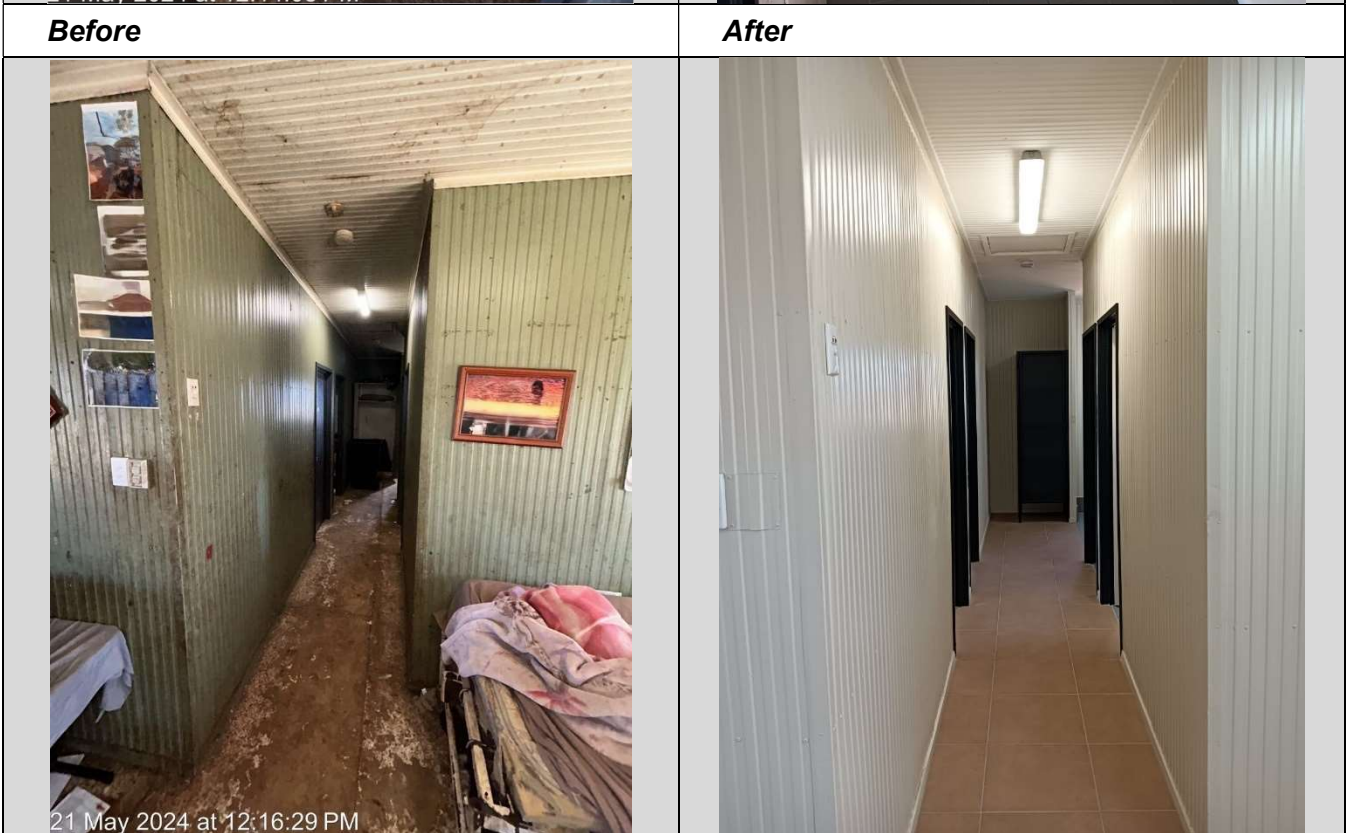
- Prepare and paint all surfaces (walls, posts and ceiling as required)
- Supply and install new plumbing fittings including water pipes, drain pipes and 1/4 turn taps
- Supply and install new fixtures including laundry tub, stainless steel splash back and 1 x stainless steel shelf
- Prep existing floor ready for covering
- Prepare, and lay 9mm ac sheeting over existing floor, tile and grout with flexi grout with additional expansion joints 450 x 450 tiles.
- Install new electrical components including light, switch, and power point
- Paint touchups

### External Areas

- Service existing solar hot water system
- Install Prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioners
- Front verandah - Construct 1 x 2000 x 2000 x 75mm steel stud frame 800mm high with 100mm gap from existing veranda with external custom-orb cladding and flashings (to be painted to match external house color). 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").
- Install 75mm steel stud frame and custom-orb cladding for fall protection on front and back verandas
- Install new front and back steps with handrails and 1200mm Concrete landing.
- Pressure clean, prepare and paint posts and rails only (External of house not to be painted)
- provide 2 x concrete splash pads to suit existing garden tap positions
- 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

<i>Before</i>	<i>After</i>
 <p>21 May 2024 at 12:15:13 PM</p>	
<i>Before</i>	<i>After</i>
 <p>21 May 2024 at 12:16:19 PM</p>	



## Before



## After



## 4. Attachments

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