



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 6, Rocket Range Homeland.





Service Provider	AEA NT PTY LTD PO Box 519 Katherine NT 0851
Luke Wilks - Senior Project Manager	(08) 89722 211
Australian Business Number (ABN)	86 009 635 901
Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 6, Rocket Range Homeland.
Contract No.	HHIP2300001
Completion date	22/10/2024

Table of Contents

1. Project Summary	3
2. Scope and Visual Confirmation of Works	4
2.1 Kitchen	4
2.2 Bedroom	6
2.3 Bathroom & Toilet Areas	8
2.4 Laundry & Exterior Areas	10



1. Project Summary

House 6, Rocket Range 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 6, Rocket Range 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 6, Rocket Range Homeland commenced on the 05/09/2024 and were completed on 22/10/2024 representing a six (6) week works program.

The total labour hours expended on this project included 26% participation by Aboriginal staff and/or sub-contractors.

2. Scope and Visual Confirmation of Works.

2.1 Kitchen

Kitchen & Living Area

- Install new solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install new solid core door with passage lockset to existing built-in pantry
- Install new windows (to suit existing openings), screens and flashings (kitchen window and living area window without air-conditioning provision; living area window with box air-conditioner provision ONLY)
- Install curtain rod holders above living area windows only (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds)
- Remove nib wall, fireplace and chimney (patch ceiling)
- Remove existing floor tiles and replace with new throughout kitchen, dining and living area
- Supply and install new stainless steel kitchen benches
- Install new double bowl sink and flick mixer
- Install new electrical components including stove and isolator, lights, light switches, ceiling fans, fan switch, power points (including new power point near window with A/C provision in living area), and smoke alarm.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint new door and other touchups as required.

Before works commenced:





After works completed:



2.2 Bedroom

Before Bedrooms works commenced:



After Bedrooms works completed:



Bedroom 1

- Install new solid core door including privacy lockset and door stop
- Install new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean and patch/repair any damaged floor tiles
- Supply and install new steel framed mesh cupboard
- Install new electrical components including light, light switch, 1200mm ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint new door and other touchups as required.

Bedroom 2

- Install new solid core door including privacy lockset and door stop
- Install new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean and patch/repair any damaged floor tiles



- Supply and install new steel framed mesh cupboard
- Install new electrical components including light, light switch, 1200mm ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint new door and other touchups as required.

Bedroom 3

- Install new solid core door including privacy lockset and door stop
- Install new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above window (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Clean and patch/repair any damaged floor tiles
- Supply and install new steel framed mesh cupboard
- Install new electrical components including light, light switch, 1200mm ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint new door and other touchups as required.

2.3 Bathroom & Toilet Areas

Toilet

- Install new solid core door including privacy lockset and door stop
- Install new vented window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel hardware & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Clean, repair/replace damaged floor tiles as required
- Install new electrical components – light and switch
- Paint new door and other touchups as required.

Additional Toilet (Outside)

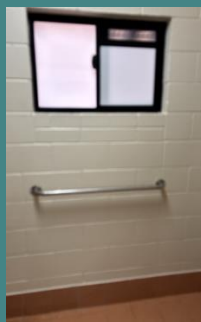
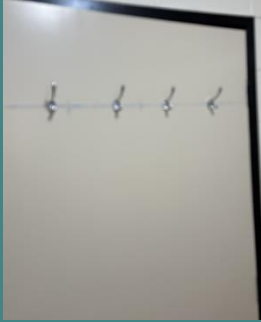
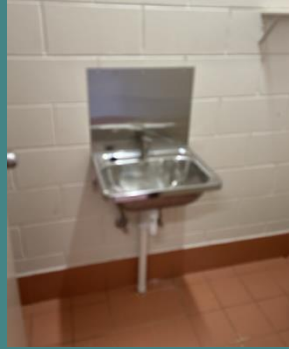
- Install new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install new window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel hardware & hand basin with splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls and ceiling)
- Clean, repair/replace damaged floor tiles as required
- Install new electrical components – light (Led) and switch
- Paint new door and other touchups as required.

Before Bathroom & Toilet works commenced:





After Bathroom & Toilet works commenced:



2.4 Laundry & Exterior Areas

External Areas

- Service solar HWS
- Full roof inspection
- Remove old unused/redundant chimney and patch roof
- Clean, prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioner
- Rear verandah - pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab
- Front verandah – pressure clean; Construct two (on each end) 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”).
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Install new main water valve box with 600mm concrete surround
- Supply and install new yellow painted bollards around septic tank
- Install new electrical components including relocation of lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Service “swampy” air-conditioning unit (NOT split system)
- 900x900 splashpads under outside taps

Before Laundry & Exterior works commenced:



After Laundry & Exterior works commenced

