



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 7, Rocket Range Homeland.





Service Provider	AEA NT PTY LTD PO Box 519 Katherine NT 0851
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Australian Business Number (ABN)	86 009 635 901
Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 7, Rocket Range Homeland.
Contract No.	HHIP2300001
Completion date	05/09/2024

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1. Project Summary

House 7, 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 7, 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 7, Rocket Range Homeland commenced on the 1st August 2024 and were completed on the 5th of September representing a five (5) week works program.

The total labour hours expended on this project included 22% participation by Aboriginal staff and/or sub-contractors.



Picture of job completion handover with primary resident. Refer to *3.1 Talent Release Form*

2. Scope and Visual Confirmation of Works.

2.1 Kitchen & Living

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 (1 x kitchen window and 1 x living area window without air-conditioning provision; 1 x living area window with box air conditioner provision ONLY)
- Install curtain rod holders above windows only (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds)
- Remove nib walls, fireplace and chimney
- Remove existing floor tiles and replace with new throughout kitchen, dining and living area
- Clean, service and paint existing kitchen benches and frame
- Install new flick mixer to existing sink
- Install new electrical components including stove and isolator, lights, light switches, ceiling fan, 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 touchups

Before works commenced:



After works completed:



2.1 Bedroom

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 double door steel framed mesh cupboard
- Install new electrical components including light, light switch, 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 touchups

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 double door steel framed mesh cupboard
- Install new electrical components including light, light switch, 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 touchups

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 double door steel framed mesh cupboard

- Install new electrical components including light, light switch, 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 touchups

Before Bedrooms works commenced:



After Bedrooms works completed:



2.2 Bathroom & Toilet Areas

Bathroom

- All floor and wall tiles to be cleaned and any damaged repaired/replaced
- Install new solid core door including privacy lockset and door stop
- Install new vented window with screen and flashings (outside hood)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Service existing shower taps including new spindles and hardware
- Supply and install new stainless steel shower rose
- Supply and install new fixtures including towel rails, stainless steel soap holder, mirror existing handbasin, stainless steel shelves, hooks to back of door
- Install new electrical components including light, switches, power point

- Paint touchups

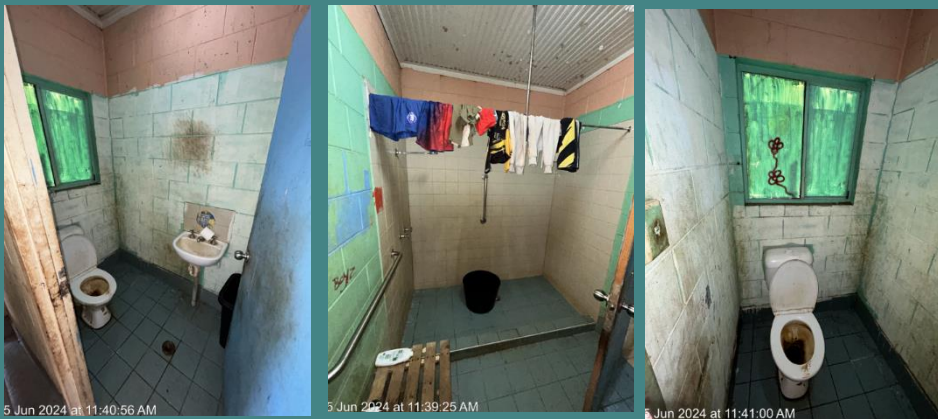
Toilet

- 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 mixer & 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 touchups

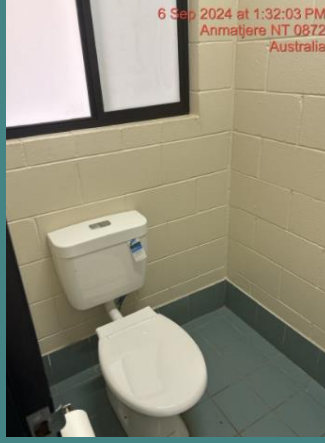
Additional Toilet (Outside)

- Install new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install new vented window with screen and flashings (outside hood)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & 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 including nosing tiles from external slab to weather strip under door
- Install new electrical components – light and switch
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works commenced:



2.3 Laundry & Exterior Areas

Laundry

- Install new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install new vented window with screen and flashings (outside hood)
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Clean, repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under door
- Supply and install new laundry tub
- Service laundry taps
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups

External Areas

- Service solar HWS
- Remove old unused/redundant chimney and patch roof and ceiling
- Prep and paint existing T-bar clothesline uprights and re-string with stainless steel line and tensioners
- 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 aluminium 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)



Before Laundry & Exterior works commenced:



After Laundry & Exterior works





3. Attachments

3.1 Talent Release Form