



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 9, Mosquito Bore Homeland.





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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 9, Mosquito Bore Homeland.
Contract No.	HHIP2300001
Completion date	25/06/2024

1. Project Summary

House 9, Mosquito Bore 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 9, Mosquito Bore 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 9, Mosquito Bore Homeland commenced on 27th May 2024 and were completed on 25th June 2024 representing a four (4) week works program.

The total labour hours expended on this project included 32% participation by Aboriginal staff and/or sub-contractors.



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

2. Scope and Visual Confirmation of Works

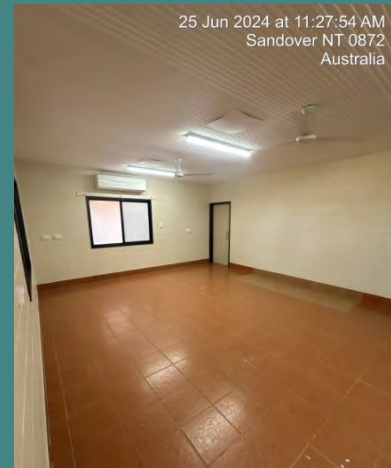
2.1 Kitchen & Living Area

- Install 2 x new solid core door including entrance locksets (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new solid core door with passage lockset to existing built-in pantry
- Install 3 x 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 2 x 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 walls, fireplace and chimney; patch walls and floor and tile floor and skirting
- Repair/replace damaged floor tiles including nosing tiles from external slab to weather strip under both external doors
- Supply and install new stainless steel kitchen benches
- Install new sink and flick mixer
- 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:



2.2 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Install 2 x new windows, screens and flashings (only 1 x window 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)
- Repair/replace 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 1 x new solid core door including privacy lockset and door stop
- Install 1 x 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)
- Repair/replace damaged floor tiles
- Clean, prepare and repaint existing 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 1 x new solid core door including privacy lockset and door stop
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install curtain rod holders above windows (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Repair/replace 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 4

- Install 1 x new solid core door including privacy lockset and door stop
- Install 2 x new windows, screens and flashings (only 1 x window 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)
- Repair/replace 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:



2.3 Bathroom & Toilet

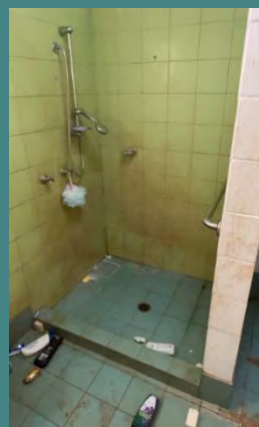
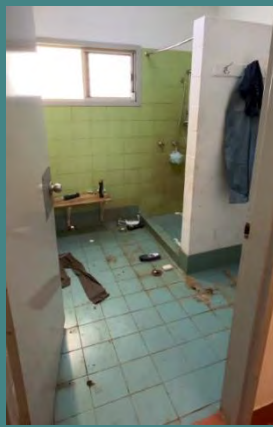
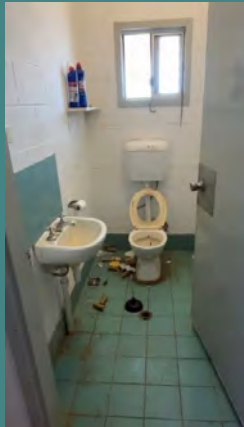
Bathroom

- Strip out bathroom including removing shower hob, wall and floor tiles
- Waterproof wet area walls and floor
- Prepare and lay screed bed with appropriate fall to floor waste
- Tile and grout floors, walls and skirting
- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings
- 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 and mirror
- Supply and install new fixtures including towel rail, disabled grab rails, stainless steel soap holder, stainless steel shelves, and hooks to back of door
- Install new electrical components including light, switches, power point
- Paint touchups

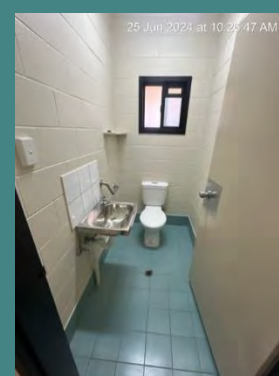
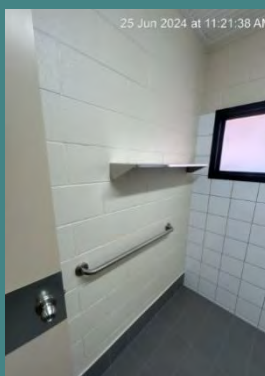
Toilet

- Install 1 x new solid core door including privacy lockset and door stop
- Install 1 x new vented window with screen and flashings
- Supply and install new plumbing fittings and fixtures including stainless steel mixer & hand basin with tiled splash back, toilet pan, pan rubber, mini cistern cock and toilet roll holder
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- Repair/replace damaged floor tiles
- Install new electrical components – light and switch
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:





2.4 Laundry, Additional Bathroom & External Areas

Laundry

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 1 x new vented window with screen and flashings
- Patch, prepare and paint all surfaces (walls, ceiling and new door)
- 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

Additional Bathroom/Toilet (Outside)

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings and fixtures
- Supply and install 2 x disabled grab rails (1 for shower, 1 for toilet)
- Install new electrical components including light, switches, power point
- Paint touchups

External Areas

- Service Solar Hot Water System
- Remove old unused/redundant chimney and patch roof and ceiling
- Install 1 x ramp at front access doorway
- Prep and paint T-bar clothesline uprights and re-string with stainless steel line and tensioner
- Rear verandah - construct 900mm high nib wall with external sheet metal cladding, black slated sight screens above to approximately 1.8m high to eastern end only (3000 x 3000) to provide fit for purpose private outdoor area with suitable protection from the elements ("Wind Breaks")
- Front verandah – pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab; construct 900mm high nib wall with external sheet metal cladding, black slated sight screens above to approximately 1.8m high to eastern end only (3000 x 3000) to provide fit for purpose private outdoor area with suitable protection from the elements ("Wind Breaks")
- Replace damaged section of concrete mowing strip (approx. 11000 x 400)
- Pressure clean, prepare and paint external wall surfaces, posts and frames
- Provide 2 x concrete splash pads to suit existing outside garden taps
- Install new main water valve box with 600mm concrete surround
- Supply and install 6 x new yellow painted bollards around septic tank
- Install new electrical components including 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 commenced





3. Attachments

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