



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 21 – 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 #	21
Commencement Date	09/11/2024	Completion Date	13/12/2024



1. Project Summary

House 21, 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 21 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 21, Indaringinya Homeland commenced on 9th of November 2024 and were completed on 13th of December 2024 representing a five (5) week works program.

The total labour hours expended on this project included 35% participation by Aboriginal staff and/or sub-contractors.

2. Scope and Visual Confirmation of Works.

2.1 Kitchen & Living

Kitchen

- Install 2 x new solid core doors including entrance locksets (keyed alike with other external doors), door saver plates, weather seals, and door stops
- Install 1 x new solid core door with passage lockset to existing built-in pantry
- Service only x 3 windows and screens
- 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
- Clean and patch/repair any damaged floor tiles throughout kitchen, dining and living area
- Clean, service and paint existing kitchen benches and frame
- Clean and patch/repair any damaged splash back tiles
- Install new flick mixer to existing sink
- Install new electrical components including stove and isolator, lights, light switches, ceiling fan, fan switch, power points and smoke alarm.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

Before works commenced:



After works completed:





2.1 Bedrooms

Bedroom 1

- Install 1 x new solid core door including privacy lockset and door stop
- Service only x 1 windows and screens
- 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
- Clean and paint existing wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points
- (including new power point near existing RAC hatch provision)
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers
- Paint touchups

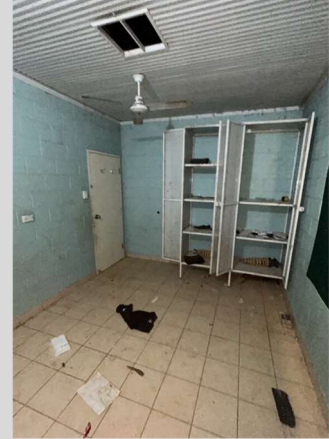
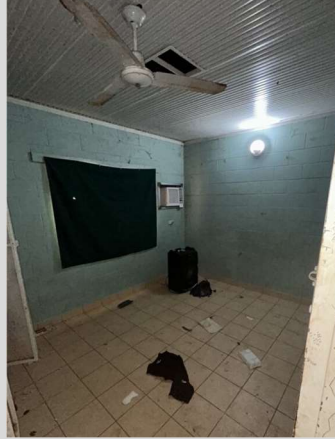
Bedroom 2

- Install 1 x new solid core door including privacy lockset and door stop
- Service only x 1 windows and screens
- Supply and install new RAC hatch provision in existing wall
- 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
- Clean and paint existing wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points
- (including new power point near RAC hatch 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 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
- Clean and paint existing wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points
- 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 Works

Bathroom

- All floor and wall tiles to be cleaned and any damaged repaired/replaced
- Install 1 x new solid core door including privacy lockset and door stop
- Service only x 1 windows and screens
- 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 2 x towel rail, stainless steel soap holder, mirror,
- stainless steel mixer & hand basin, 2x stainless steel shelves, 4 x 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
- Service only x 1 windows and screens
- 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

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works commenced:





2.3 Laundry, Additional Toilet & 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
- Service only x 1 windows and screens
- 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, taps and spout and washing machine taps
- Clean, prepare and repaint existing steel framed mesh cupboard
- Install new electrical components including light, switches, and power point
- Paint touchups

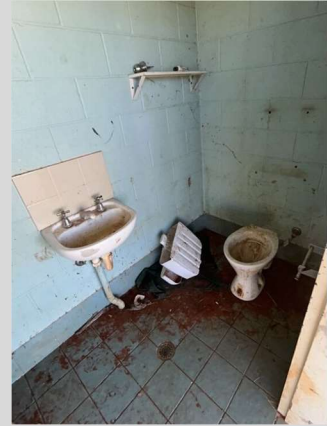
Additional Toilet (Outside)

- Install 1 x new solid core door including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Service only x 1 windows and screens
- 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

External Areas

- Service solar HWS
- Full roof inspection
- 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
- 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 6 x new yellow painted bollards around septic tank
- Install new electrical components including relocation of lights, switches, power points, meter isolator, RCDs, and compliant switchboard

Before Laundry & Exterior works commenced:



After Laundry & Exterior works commenced:





3. Attachments

Talent Release Form

Electrical Safety – Certificate of Compliance