



Completion Report FRM-144

Project Name: **HHIP2300001 Utopia – Clusters 2 & 4**

Property Address: **House 27 – 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 #	27
Commencement Date	06/01/2025	Completion Date	24/02/2025

1. Project Summary

House 27, 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 27, 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 27, Indaringinya Homeland commenced on 6th of January and were completed on 24th of February 2025 representing a seven (7) week works program.

The total labour hours expended on this project included 37.5% participation by Aboriginal staff and/or sub-contractors.

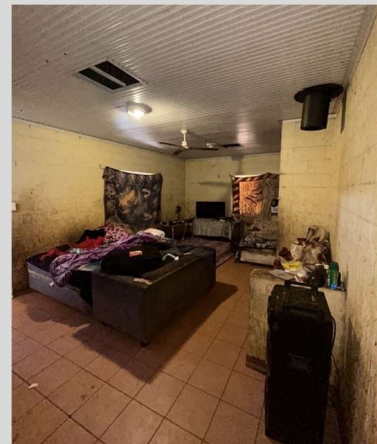
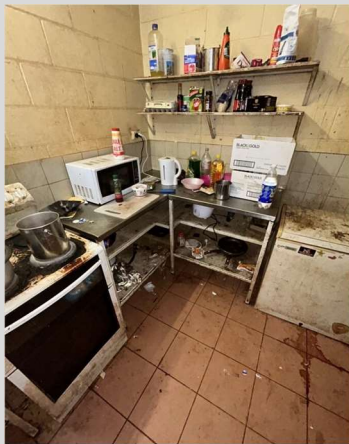


2. Scope and Visual Confirmation of Works.

2.1 Kitchen & Living

- Install 2 x 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.
- 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.
- Clean and patch/repair any damaged floor tiles throughout kitchen, dining and living area.
- Clean, service and paint existing kitchen benches and frame.
- Supply and install new stainless-steel splash back.
- 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:





2.2 Bedrooms

Bedroom 1

- 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 touch-ups.

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).
- 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.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers.
- Paint touch-ups.

Bedroom 3

- Install 1 x new solid core door including privacy lockset and door stop.
- Install 1 x new window, screen and flashings.
- 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.
- Replace existing ceiling air-conditioning vents with PVC grid mesh covers.
- Paint touch-ups.

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 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.
- Install 1 x 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 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 touch-ups.

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 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 touch-ups.

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works commenced:





2.3 Laundry & Exterior 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 (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, 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
- Install 1 x 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

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
- Front verandah - pressure clean, prepare, fill cracks, Tuff Top and grind concrete slab
- Rear verandah – pressure clean; removal of makeshift wind break 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”).

Before Laundry & Exterior works commenced:



After Laundry & Exterior works commenced:





3. Attachments

- Talent Release Form
- Electrical Certificate of Compliance