



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 9 – 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 #	9
Commencement Date	06/01/2025	Completion Date	24/02/2025



1. Project Summary

House 9, 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 9, 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 9, 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 2 x living area window without air-conditioning provision).
- Install curtain rod holders above 2 x living area windows only (holders only NO rods)
- Grind concrete floor ready for covering.
- Prepare, tile and grout floor surfaces.
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors, pantry shelves and window surrounds).
- Clean and service 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 and smoke alarm.
- Paint touch-ups.

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 window without air-conditioning provision.
- Install curtain rod holders above window (holders only NO rods).
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames).
- Grind concrete floor ready for covering.
- Prepare, tile and grout floor surfaces.
- Supply and install new double door steel framed mesh cupboard.
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points.
- 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 window without air-conditioning provision.
- Install curtain rod holders above window (holders only NO rods).
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames).
- Grind concrete floor ready for covering.
- Prepare, tile and grout floor surfaces.
- Supply and install new double door steel framed mesh cupboard.
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points.
- 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 window without air-conditioning provision.
- Install curtain rod holders above window (holders only NO rods).
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames).
- Grind concrete floor ready for covering.
- Prepare, tile and grout floor surfaces.
- Supply and install new double door steel framed mesh cupboard.
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points.
- Paint touch-ups.

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3 Bathroom & Toilet Works

Bathroom

- 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).
- Remove shower tray/bath and tiles.
- Removal of existing tiles grind concrete floor ready for covering.
- Prepare, tile and grout floor, skirting and shower recess.
- Patch, prepare and paint all surfaces (walls, ceiling, door and window frames).
- Delete Bath taps and spout Supply and install mixer tap for shower.
- 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 toilet pan, pan rubber, mini cistern cock and toilet roll holder.
- Install new electrical components including light, switches, power point.
- Paint touch-ups.

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:





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.
- Removal of existing tiles grind concrete floor ready for covering.
- Prepare, tile and grout floor and skirtings.
- Patch, prepare and paint all surfaces (walls, ceiling and new door).
- Supply and install new laundry tub, taps and spout and washing machine taps.
- Install new electrical components including light, switches, and power point.
- Paint touch-ups.

External Areas

- Service solar HWS.
- Full roof inspection.
- 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 2 x splash pads under existing taps.
- 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 completed:





3. Attachments

Electrical Safety Certificate of Compliance
Waterproofing Certification