



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 17, Kurrajong Bore Homeland.





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Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 17, Kurrajong Bore Homeland
Contract No.	HHIP2300001
Completion date	18/01/2024

1. Project Summary

House 17, Kurrajong 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 17, Kurrajong 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 17, Kurrajong Bore Homeland commenced on 15th November 2023 and were completed on 18th December 2023 representing a five (5) week works program.

The total labour hours expended on this project included 30% 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 doors including entrance lockset (keyed alike with other external doors), door saver plate, weather seal, and door stop
- Install 2 x new windows (to suit existing openings), screens and flashings (living area window with box air-conditioner provision ONLY)
- Install new solid core door to built in pantry including passage set
- Install curtain rod holders above windows (holders only NO rods)
- Patch, prepare and paint all surfaces (walls, ceiling, door frames, doors and window surrounds)
- Repair/replace damaged floor tiles, prepare surface, tile and grout
- Supply and install new stainless steel kitchen benches and shelves
- Install new kitchen sink mixer
- Repair/replace damaged sections of splash back wall tiles
- Install new electrical components including stove, wiring as required, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision), and smoke alarm.
- Paint touchups

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)
- Repair/replace damaged floor tiles, prepare surface, tile and grout
- Supply and install new single door steel wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- 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, prepare surface, tile and grout as required
- Supply and install new single door steel wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- 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)
- Repair/replace damaged floor tiles, prepare surface, tile and grout as required
- Supply and install new single door steel wardrobe
- Install new electrical components including wiring as required, light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Paint touchups

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 as required
- 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 tiled splash back and mirror
- Repair/replace damaged floor tiles and floor waste
- Supply and install new fixtures including towel rail, curtain rail, soap holder, grab rail, shelf
- Install new electrical components including light, switches, power points
- 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 and ceiling as required)
- Repair/replace damaged floor tiles and floor waste
- 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
- 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 and ceiling as required)
- Repair/replace damaged floor tiles and floor waste
- Paint touchups

After Bathroom & Toilet works completed:



2.4 Laundry & Exterior

Laundry

- Patch, prepare and paint all surfaces (walls and ceiling as required)
- 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
- Repair/replace damaged floor tiles and floor waste
- Supply and install new plumbing fittings
- Supply and install new stainless-steel laundry tub
- Existing steel shelving and cabinets to be cleaned, prepared and repainted
- Install new electrical components including wiring as required, light, switches, and power point
- Paint touchups

External Areas

- Service Solar Hot Water System
- Prep and paint existing T-bar clothesline uprights or re-string with stainless steel line
- Pressure clean, grind, fill cracks and top existing Front and Rear veranda concrete slabs as required
- Construct 900mm high nib walls with external sheet metal cladding, black slated sight screens above to approximately 1.8m high along sections, to provide 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
- Relocate 2 x outside taps from verandahs to end walls and install concrete splash pads to suit
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard
- Service "swampy" air-conditioning unit (NOT split system)

After Laundry & Exterior works completed:





3. Attachments

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