



Project Update

December 2024





Prepared by: HCAP Developments

Project Name: Bathers Collaroy

Builder: Lords Group

Architect: Gartner Trovato Architects

CC Architect: Walsh Architects

Construction Finance Partner: Commonwealth Bank of Australia

Project Manager: Neoscape

Interior Design: Coco Republic

Project Address: 4 Collaroy Street, Collaroy NSW 2097

Target Completion: 1st Half 2025

Key Milestones:

Lords have been pushing works on site in the lead up to Christmas, with the builder coordinating between 90 and 100 contractors on-site most days

Two important and scheduled power outages have gone ahead without issue:

- 4th December - The substation on our site has been 'powered up' enabling permanent power to Bathers
- 19th December - The removal of the scaffolding on Alexander Street that is close to the power lines.

Two prototype apartments – one two-bedroom and one three-bedroom are progressing and are looking to be handed over to HCAP early in the new year. These prototypes are important to identify and resolve any trade-related issues early. Additionally, HCAP will use these apartments as benchmarks to ensure a consistently high standard of quality across the entire building.



Progress Updates by Area

Basement Progress:

- Electrical, plumbing, and fire services are progressing steadily.
- Masonry wall installation is progressing.
- Mechanical ventilation installation is advancing.

Ground Floor Progress:

- Hydrostatic flood gates installation commenced.
- Electrical, plumbing, and fire services are progressing.
- Masonry wall installation is complete.
- ASP electrical works are underway.
- The substation room is powered-up.

Levels 1-3 Progress:

- Electrical, plumbing, and fire services are ongoing.
- External and internal wall framing is continuing.
- Apartment partition wall installation, including insulation, is in progress.
- Wall sheeting is advancing.
- Apartment door frame installation has commenced.
- Kitchen joinery installation has commenced.
- Bathroom waterproofing and tiling are progressing.
- Floor installation has commenced.
- Window installation has commenced.

Roof:

- Installation of solar panels have commenced

External façade:

- RAB board installation is advancing.
- Cavity battening and cladding installation continues.
- Shroud bracket installation is progressing.
- Weatherboard cladding has progressing.
- Painting has commenced.
- Scaffolding has commenced being removed, starting with the western elevation (next to the council car park) and the southern elevation (on Alexander Street).



Work on Site

Scaffolding along Alexander Street being removed





Solar panels being installed





White goods delivered





Apartment being inspected





Bathers Model









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