



Project Update

February 2025





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

Branding and Design: Made Agency

Project Address: 4 Collaroy Street, Collaroy NSW 2097

Target Completion: Mid 2025

Key Milestones:

After a well-deserved Christmas shutdown, Lords Group is gaining momentum and adding resources to ensure Bathers is delivered on schedule.

Before the break, we had the opportunity to pause and celebrate the significant milestones achieved throughout the year with Jad Maroun and his team at Lords – an exceptional building partner. With their expertise and dedication, we look forward to seeing them bring Bathers home in the coming months.

Although some trades returned to the site earlier than others, progress is advancing. The intricate façade, initially revealed on Alexander Street, is progressing across all elevations. Interior work is also advancing smoothly, with floor levelling, floorboard installation, and joinery taking shape on levels one and two.

Two prototype apartments – one two-bedroom and one three-bedroom – are now complete. These prototypes play a crucial role in identifying and resolving any trade-related issues early, ensuring a high-quality standard across the entire development. The apartments look amazing, a testament to the teamwork and craftsmanship for leaving no stone unturned.



We've been in discussions with Lords and the sales agent about possible and selective access to the site. The primary challenge the builder faces is that Bathers is an active construction site, with up to 100 tradesmen on-site daily across the various disciplines. It's a fast-paced environment with many moving parts, trades and risks, something the builder consistently reminds us of.

In a collaborative effort, Lords has agreed to provide the sales agent with limited access – strictly by appointment – to showcase the now furnished prototype apartments to prospective buyers, as part of the final sales release. All site access protocols must be strictly followed, including signing in upon arrival and wearing appropriate safety gear.

Bathers embodies true beachside luxury and is being delivered exactly as advertised – premium coastal living with exclusive private amenities for residents.

Landscaping Update:

Last week, HCAP's appointed landscape architect, Conrad Grayson, and his assistant, Denise Fuhr from Sym Studio, along with HCAP and Lords Group, visited Andreasons Wholesale Nursery in Kemps Creek. Andreasons is one of Australia's leading wholesale nurseries, with over 150 acres under production across New South Wales and Queensland. As a family-owned Australian business, they are a highly sought-after supplier. A special thank you to Ben Edney of Andreasons for guiding us through the procurement, delivery, and compliance processes.

Andreasons has been contracted to supply the landscape plants, palms and shrubs to Bathers, with a total value in the hundreds of thousands of dollars. Conrad reviewed the plant forms and sizes to ensure that Andreasons meet the landscape specifications for "day 1 impact". This includes the selection of 400mm/45L specimens, chosen specifically for their above-standard size. Sym has confirmed with Andreasons that the plant schedule includes special instructions on heights, anchoring systems, and caliper sizes.



Progress Updates by Area

Basement Progress:

- Electrical, plumbing, and fire services are progressing steadily.
- Masonry wall installation is progressing.
- Mechanical ventilation installation is advancing.
- Private garage doors have been measured for installation.

Ground Floor Progress:

- Hydrostatic flood gates installation commenced.
- Electrical, plumbing, and fire services are progressing.
- Garage doors have been measured for installation.
- Lobby framing commenced.
- Through site link framing commenced.
- Awning on Alexander Street installed.

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 progressing.
- Window installation has progressing.
- Lobby framing 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 progressing.
- 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



A Team Lunch



Prototype Apartment Photos









Inspection by Conrad Grayson – Landscape Architect







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