



Project Update

November 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:

Work on site has been progressing rapidly, with the builder coordinating between 60 and 70 contractors on-site most days. Despite patchy weather, good progress has been maintained.

A significant milestone was achieved with the successful installation of stormwater pipes along Collaroy Street.

Lords are currently advancing two prototype apartments – one two-bedroom and one three-bedroom. These prototypes are being fast-tracked 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.

With the on-site substation and switchboard now installed, we are awaiting a scheduled outage on December 4 to complete commissioning.

A second outage is scheduled for December 19 to facilitate the partial removal of scaffolding adjacent to Ausgrid's power lines on Alexander Street. However, we are closely monitoring an ongoing dispute between the ETU and Ausgrid, as it may affect these plans.



Progress Updates by Area

Basement Progress:

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

Ground Floor Progress:

- Electrical, plumbing, and fire services are progressing.
- Masonry wall installation is complete.
- ASP electrical works are underway.
- The substation room is complete and ready for power-up.

Levels 1-3 Progress:

- Electrical, plumbing, and fire services are ongoing.
- Masonry wall installation is complete.
- 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 measurements are in progress.
- Bathroom waterproofing and tiling have begun.

Roof:

- Electrical, plumbing, and fire services are advancing.
- Parapet capping for Buildings B and C is progressing.

Building Lifts:

- All lifts have been installed and are fully operational.

External façade:

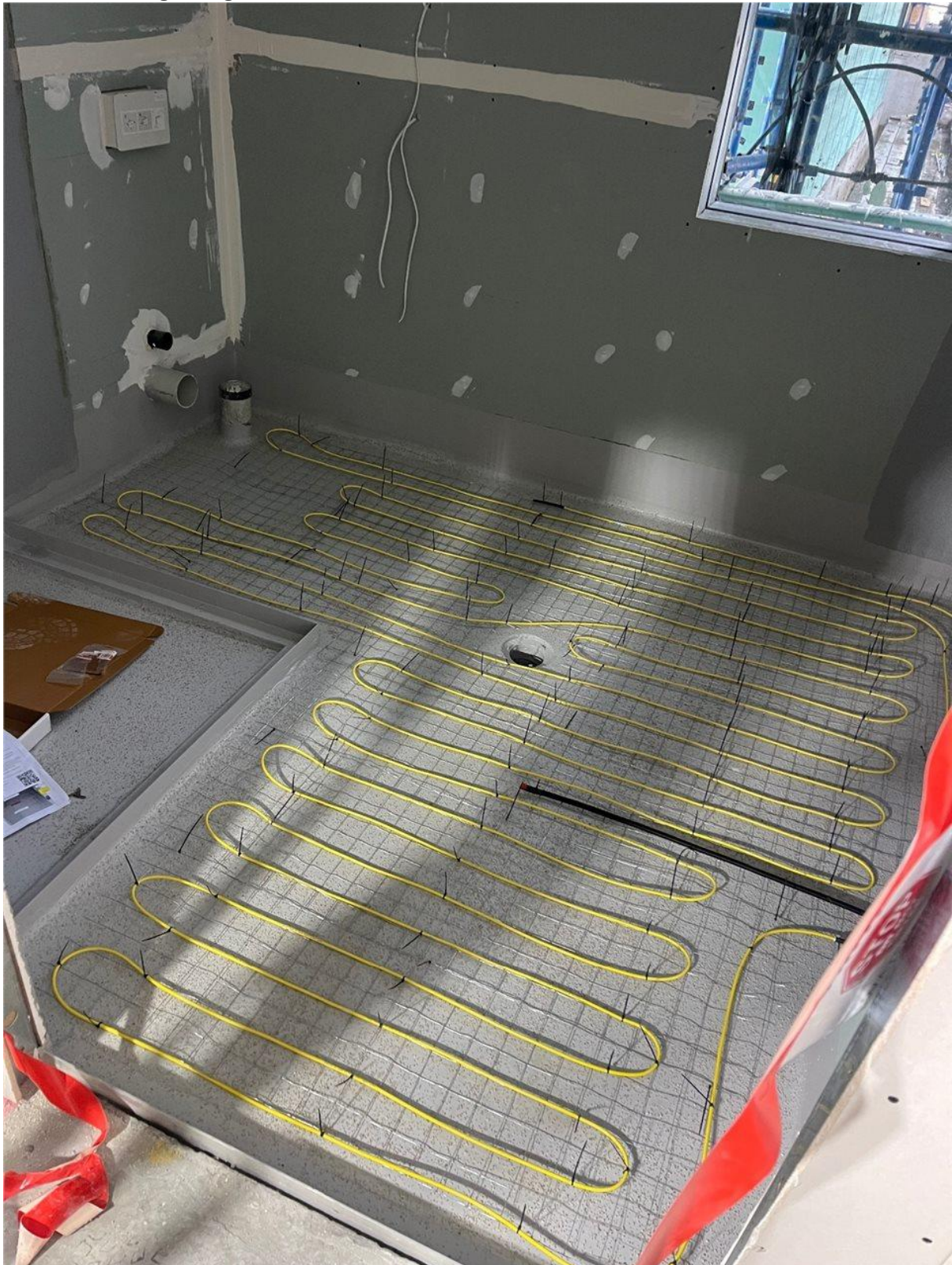
- RAB board installation is advancing.
- Cavity battening and cladding installation continues.
- Shroud bracket installation is progressing.
- Weatherboard cladding has commenced.



Work on Site



Heated flooring being installed











Installation of stormwater pipes





Installation of stormwater pipes





Bathers Model









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