



Project Update

October 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:

The delivery team at Lords has been hard at work, with an average of 60–70 people on-site each day, making significant progress.

Prototype Joinery Review:

Teams from HCAP, Lords, Neoscape, and Coco Republic visited Scope Joinery to review prototype joinery to be installed in Bathers. The design team was pleased with the quality, noting only minor adjustments needed for usability. This visit underscored the commitment to quality control, ensuring an exceptional final product.

Progress Updates by Area

Basement Progress:

- Electrical, plumbing, and fire services are advancing.
- Masonry wall installation is underway.
- Exhaust fan positioned in designated room.

Ground Floor Progress:

- Electrical, plumbing, and fire services are progressing.
- Masonry wall installation continues.
- ASP Electrical works are underway.
- Substation room is 90% complete.
- Main Switch Board installed in the MSB room.

Levels 1-3 Progress:

- Electrical, plumbing, and fire services progressing.
- Masonry wall installation is complete.
- External and internal wall framing continues.
- Apartment partition wall installation, including insulation, is underway.
- Wall sheeting has begun on Buildings A and B.
- Apartment door frames installation has started.
- Measurements for kitchen joinery are in progress.



Roof:

- Electrical, plumbing, and fire services progressing.
- Structural steel and roof sheet installations are complete.
- Parapet capping for Buildings A and B is complete.

Building Lifts:

- Lift installation is progressing, with all lift doors installed.
- Two lift cars are now installed.

External façade:

- RAB board installation has begun.
- Cavity battening and cladding installation are underway.
- Shroud bracket installation has started.

Building Upgrades

With the building structure design finalized, the focus has shifted to refining internal finishes to deliver standout architecture and interiors on the Northern Beaches.

The ground-floor lift lobbies have been upgraded to feature timber batten walls and natural stone tiles, designed by Coco Republic. Pelmet ceilings with concealed LED lighting will create a soft, warm ambiance.

The lighting plans have also been enhanced with input from lighting specialist Genevieve Wild of Wildly Illuminating.

Additionally, the air conditioning design for all residential units has been upgraded to include mini VRV systems, allowing flexible temperature control across zones.

Work on Site





















Bathers Model









DISCLAIMER: If you are not the intended recipient of this document you are prohibited from using, disclosing, copying or distributing the information in or attachments to this document in any way. The information contained in this document is for informational and discussion purposes only. Under no circumstances will any entity or person be liable for any loss, including but not limited to direct, indirect, incidental, special or consequential damages caused by using or relying on this information. It is an update that is subject change without notice. You are referred to the Contract of Sale.