

Project Update

April 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

We are excited to share a major progress update for Bathers Collaroy, where construction continues at pace with an average of 100 workers on site daily. We are now well into the final stages, and several key milestones have been achieved that bring us significantly closer to completion.

We are also pleased to report that Lords Group, our builder and delivery partner, is making excellent progress on site. The team is demonstrating strong camaraderie, a clear pride in their work, and a genuine commitment to quality craftsmanship. Their focus on workmanship, safety, compliance, and attention to detail is evident throughout, particularly as we move through this all-important final phase of delivery.

Project Milestones:

- **Crane Removal Completed**

The luffing crane has now been removed - marking a pivotal moment that clears the way for finishing works across the site.

- **Civil Works Nearing Completion**

Civil works along Collaroy Street and Alexander Street are nearly complete.

- **Scaffolding Removal Underway**

Progressive scaffolding removal is underway, revealing the full architectural form of the building.

- **Apartment Fit-Outs Advancing**

Internal apartment finishes are well progressed, with joinery, tiling, and final fixtures now being installed. The craftsmanship and attention to detail reflect the high standards set for Bathers.



- **Natural Sandstone Cladding Progressing**

Installation of the natural sandstone façade continues—adding warmth, texture, and a strong coastal identity to the exterior.

- **Landscaping Commenced**

Landscape installation has begun, including the return of the iconic feature palm on Alexander Street. This tree was carefully preserved offsite during demolition and has now been professionally replanted in its original position.

Construction Progress by Zone

Basement Levels

- Electrical, plumbing, and fire services in progress
- Mechanical ventilation installation underway
- Private storage cages completed
- Private garage doors installation progressing

Ground Floor

- Building services (electrical, plumbing, fire) progressing
- Lobby tiling and sheeting underway
- Framing and painting of the through-site link progressing
- Sandstone wall and electrification works progressing
- Fire system testing commenced
- Footpath, kerb, and gutter works completed on Collaroy Street and progressing on Alexander Street
- Council laneway resurfacing complete

Levels 1–3

- Services installations ongoing
- Apartment painting, joinery, stone, and flooring progressing
- Lobby framing and tiling underway
- Landscaping installation to commence shortly

Roof Level

- Air-conditioning condensers and solar panels installed
- Final capping works progressing

Façade

- RAB board installation complete
- Cavity battening, cladding, and painting progressing
- Weatherboard cladding advancing
- Window shrouds and bi-fold doors installed
- Ongoing scaffolding removal reveals final design



Work on Site









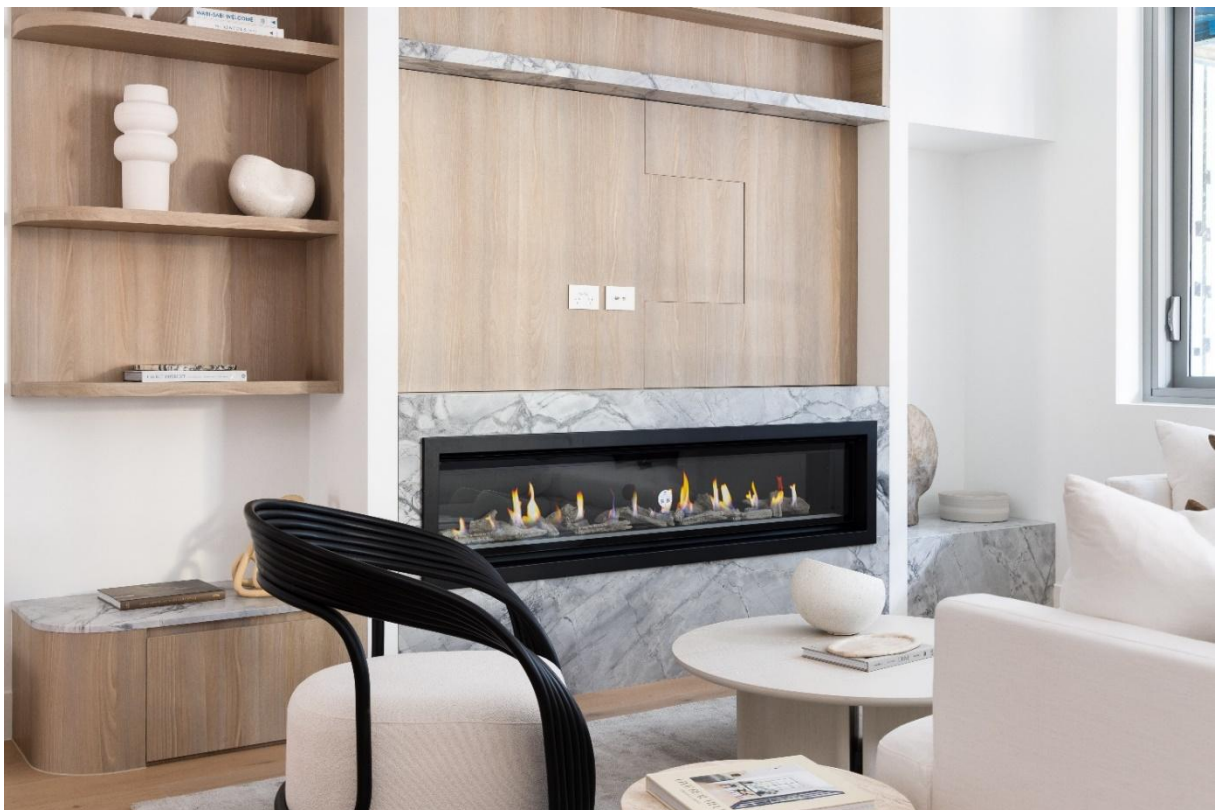




Prototype Apartment Photos











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