



Project Update

August 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:

And just like that we've **TOPPED OUT**, 5 months from start to finish of structure battling the wind, rain and concrete supply issues. We are incredibly grateful to work with our builder, Lords, and all their staff and subcontractors who put it all on the line day in and day out to deliver the product that HCAP have envisioned for so many years.

- Lords started the first hydro pour back on the 5th March this year and since then, have completed 16 slab pours as well as 18 columns/vertical pours. (5 months & 4 days).
- This totals over 4,700 m³ of concrete or over 720 cement trucks.
- Having worked a total of circa 50,000 man/women hours with an average of 50 workers on site each day.

Basement Progress:

- Formwork has been stripped and loaded out.
- Electrical, plumbing and fire services about to commence their rough-in.
- Masonry wall installation commenced.

Ground Floor Progress:

- Formwork is being stripped and loaded out (90%).
- Electrical, plumbing and fire services about to commence their rough-in.
- Masonry wall installation commenced.
- ASP Electrical works progressing.

Levels 1-3 Progress:

- Formwork has been stripped and loaded out.
- Electrical, plumbing and fire services about to commence their rough-in.



Roof - Pour 1 (northern building):

- Formwork has been stripped and loaded out.
- Electrical, plumbing and fire services about to commence their rough-in.
- Roof structural steel installation has commenced.

Roof - Pour 2 (southern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour and finishing

A big thank you also to Neoscape, our appointed PM, adding specialist manpower, rigor and compliance around the project.

Building Upgrades

With the building structure design finalised, the focus has shifted to detailing the internal finishes. The development team is diligently reviewing and refining every aspect of the design to deliver the finest architecture and interiors on the Northern Beaches.

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

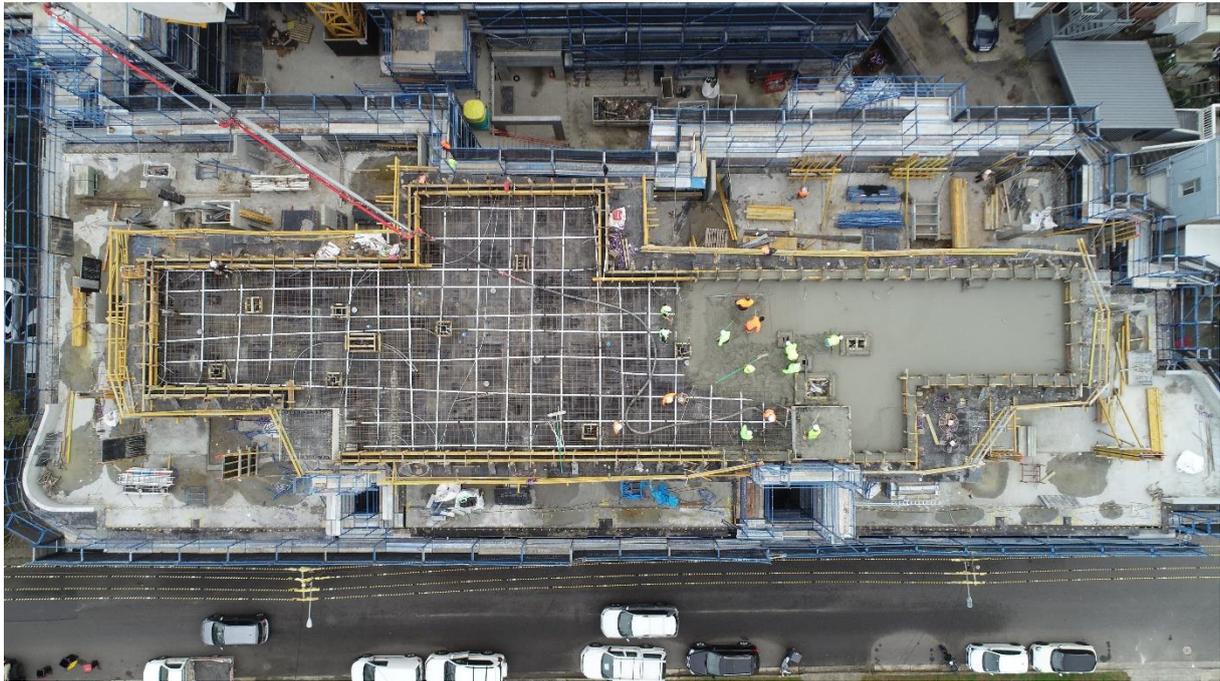
The lighting plans were also reviewed and enhanced by lighting specialist Genevieve Wild of Wildly Illuminating.

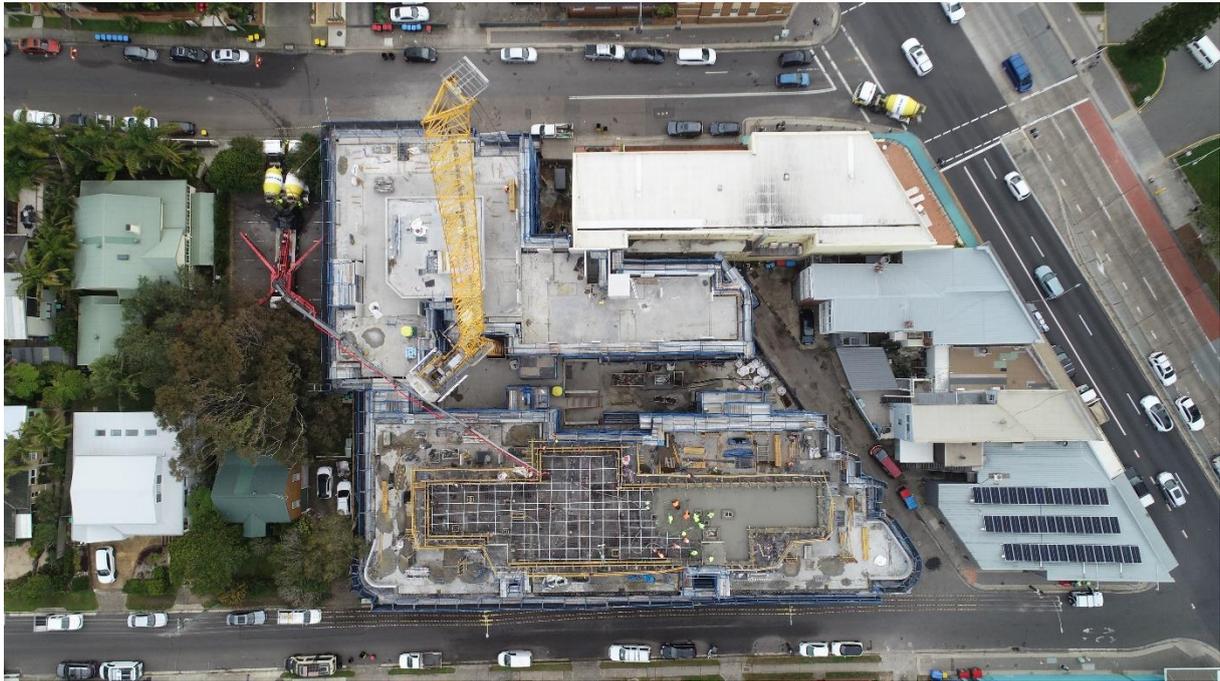
Additionally, the air conditioning design for all residential units has been upgraded to incorporate modern mini VRV systems, offering greater flexibility in adjusting zone temperatures.

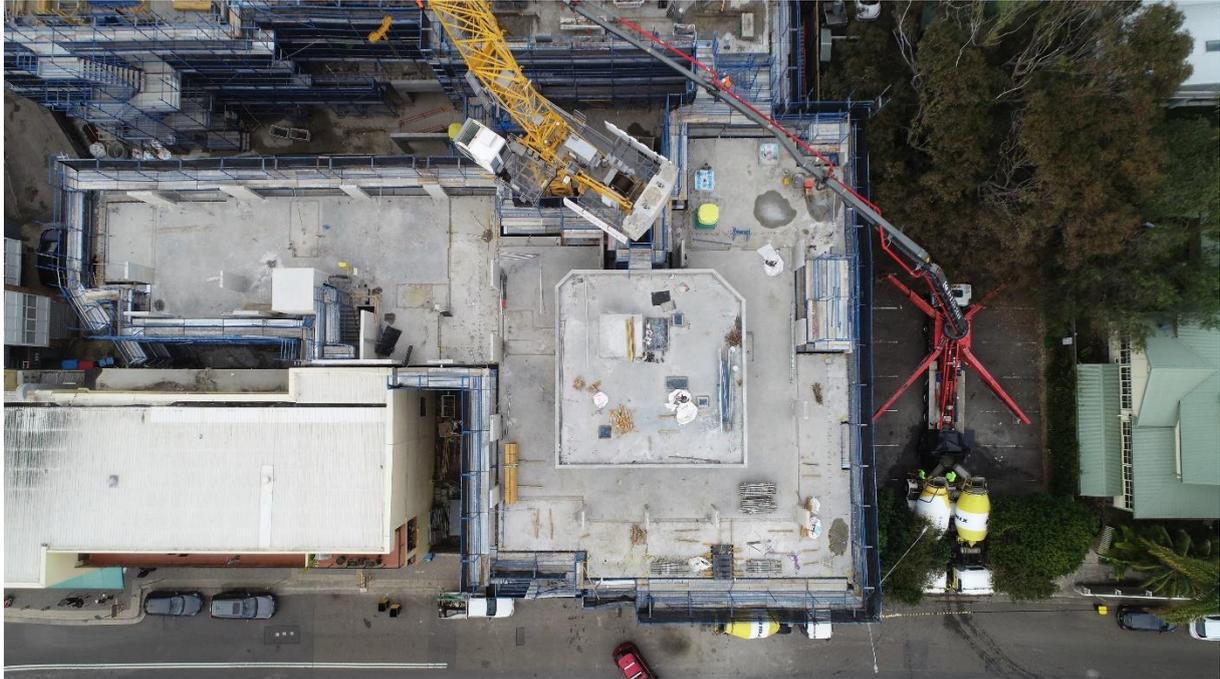


Work on Site













Bathers Model









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