

Project Update

July 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 Address: 4 Collaroy Street, Collaroy NSW 2097

Target Completion: 1st Half 2025

Key Milestones:

With a run of blue-sky days, Lords have been full steam ahead with the aim of completing the structure next month, with the building being close to 'topping out'.

Basement Progress:

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

Ground Floor Progress:

- Formwork is being stripped and loaded out (90%).
- Electrical, plumbing and fire services about to commence their rough-in.

Level 1 Progress:

- Started stripping out the formwork.

Level 2 Progress:

Pour 1 (northern building):

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

Pour 2 (southern building):

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

Level 3 Progress:

Pour 1 (northern building):

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

Pour 2 (southern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour targeted for 29th of July



Roof:

Pour 1 (northern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour targeted for 25th of July
- Roof structural steel to commence installation early August.

With the structure of the building targeted to top-out in August, Lords' focus will shift to rough-in the electrical, plumbing and fire services as well as the installation of the roof structure and facade to make the building watertight before the finishing trades get access to the site.

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.



Bathers Project Planning team



HCAP

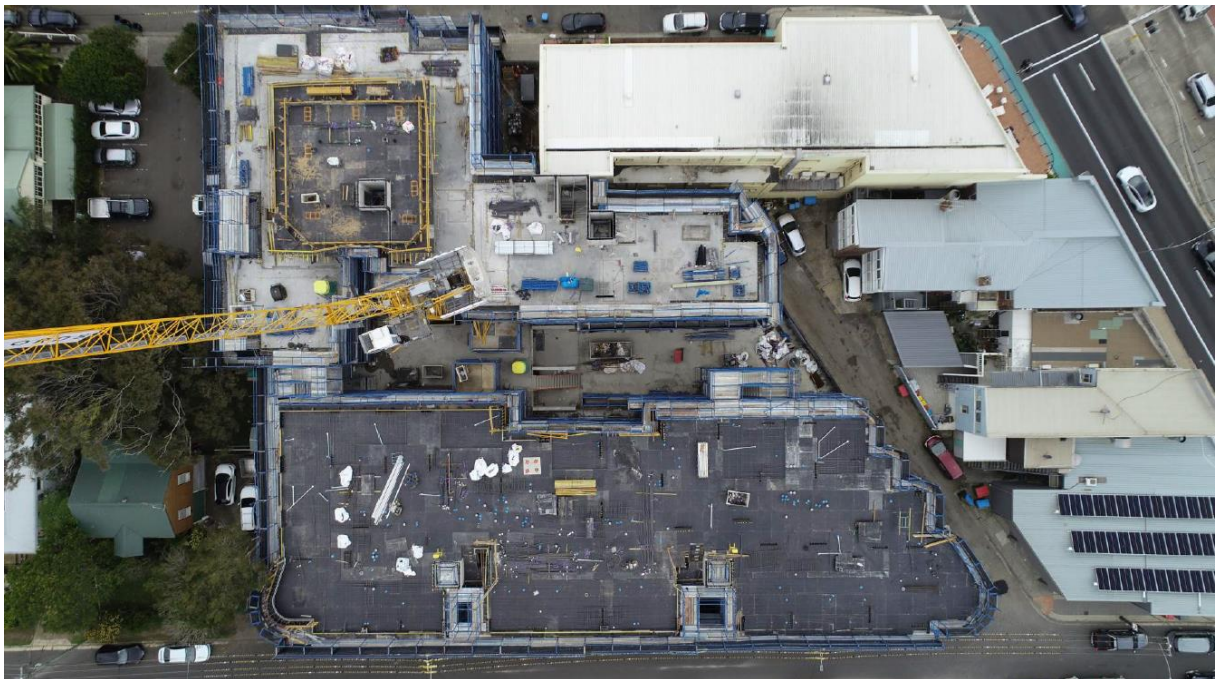
Greg Boston – Boston Blyth Fleming, Town Planner

Sean Gartner – Gartner Trovato Architects, DA Architect

Graham McKee – McKees Legal Solutions



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.