

Project Update

May 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

Progress on the Bathers has been impacted this month by unseasonably heavy and unexpected rainfall. The persistent wet weather has caused delays to several key construction activities, particularly external works and site access, which have slowed the overall pace of the project. Despite these challenges, the team has continued to make steady progress wherever possible, focusing on internal works and preparatory tasks that can be completed under cover.

Landscaping works have now commenced on site, marking a significant milestone as the project nears completion. HCAP's landscape consultant, Conrad Grayson of Sym Studio, is working closely with the team at Lords to ensure the design vision is delivered with precision. Conrad has taken a hands-on approach, coordinating and approving plant selection and requiring Lords to install the specific tree species outlined in his original plans. This collaborative effort is ensuring that the final landscape will reflect the quality and intent envisioned from the outset. Bathers is coming to life.



Construction Progress by Zone

Basement Levels

- Mechanical ventilation installation progressing
- Private storage cages and garage door installation completed
- Line marking and signage progressing

Ground Floor

- Building services (electrical, plumbing, fire) progressing
- Lobby finishes progressing (tiling, stone and timber battens)
- Painting progressing.
- Resident private amenity installation progressing.
- Sandstone walls progressing
- Waterproofing and tiling on ground floor progressing.
- Security gates installed.
- Security system installation progressing.
- Signage progressing.
- Fire system testing commenced

Levels 1–3

- Services installations ongoing
- Apartment painting, joinery, stone, and flooring progressing
- Lobby framing and tiling underway
- Landscaping progressing on Level 1.
- Landscaping complete on levels 2 and 3.

Roof Level

- Final capping works progressing

Façade

- Weatherboard cladding and painting touch ups.
- Window shrouds and bi-fold doors installed
- Ongoing scaffolding removal reveals final design

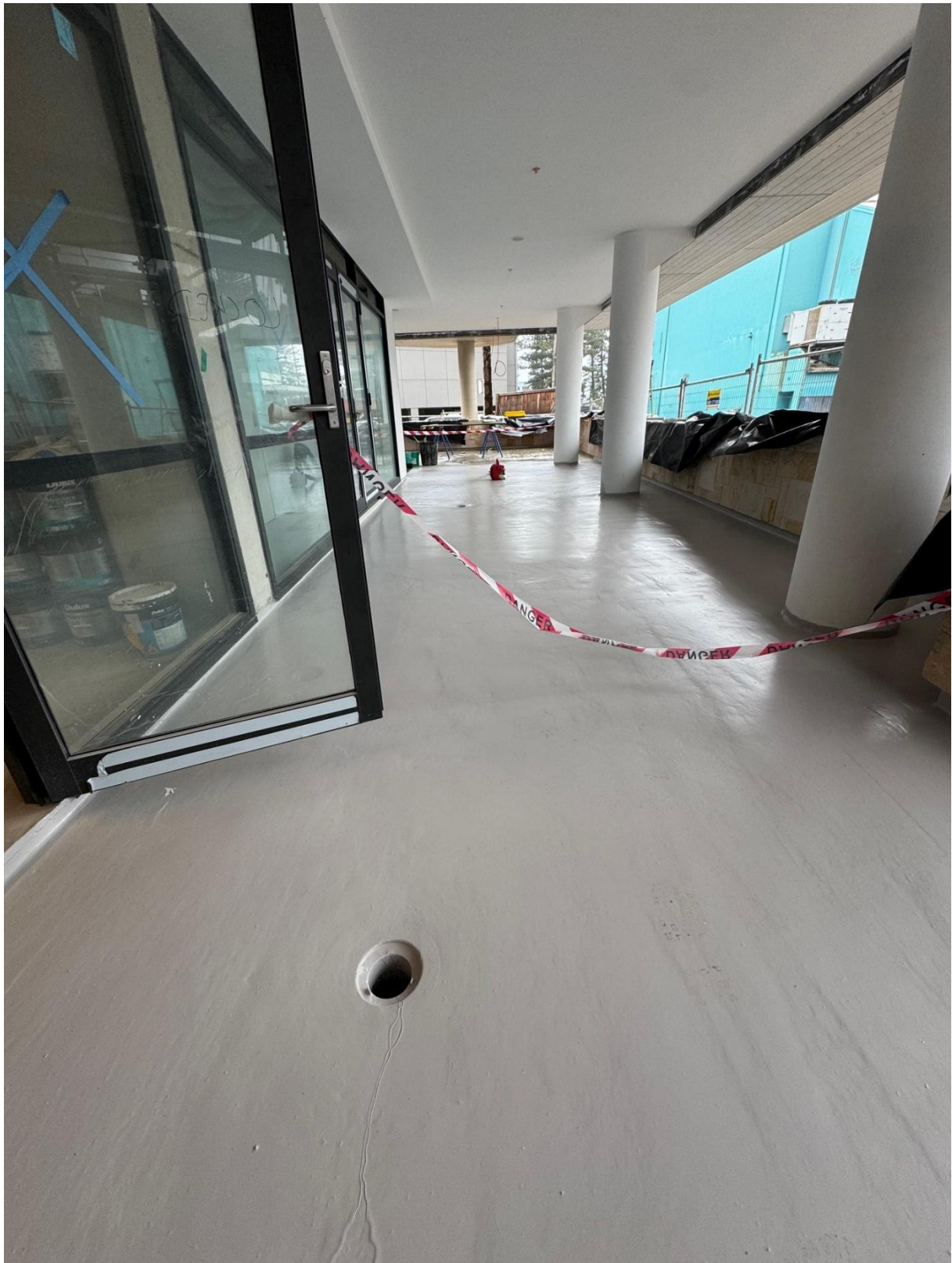


Security gates being installed



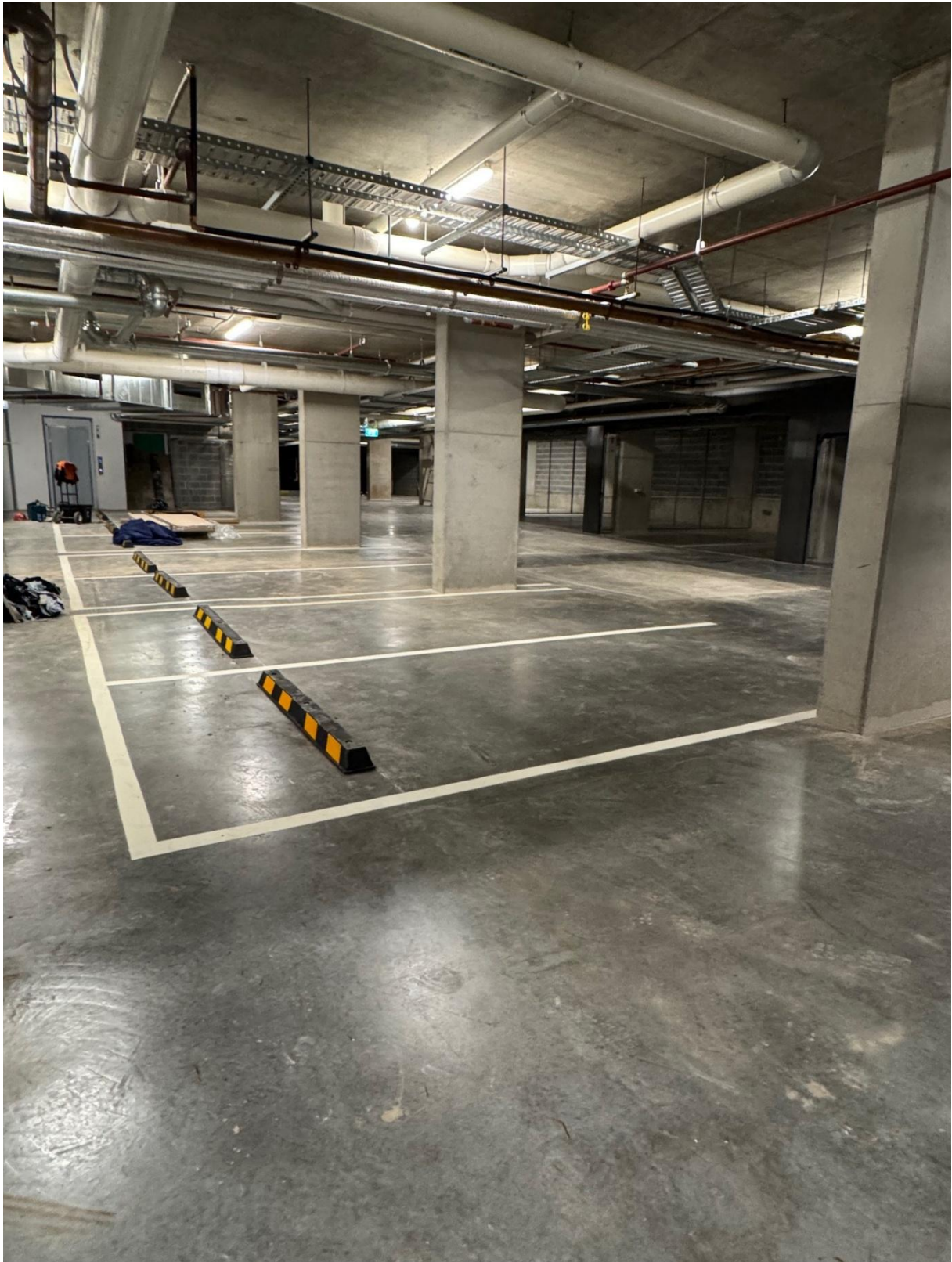


Waterproofing commenced on the retail terraces – tiling to come





Basement line marking underway – an industrial clean to follow



Privacy screening has arrived





The Team chilling in the hot and cold outdoor shower - sandstone installation next





Landscaping on level 3 completed





Prototype Apartment Photos











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