

Circular to Shareholders & Clerks: Building & Construction Work

April 04 2017

Counsel's Chambers Limited is finalising the preparations for the next round of maintenance works in Wentworth & Selborne Chambers and Lockhart Chambers for December 2017 and January 2018. The major maintenance works for this year will include the following:

Electrical Wiring upgrade in Wentworth Chambers, from the Basement to Level 7 inclusive

This project involves the replacement of all of the original wiring in Wentworth Chambers from the Basement Floor up to and including Level 7. The work also involves the replacement of the electrical distribution boards on those Floors. The same work has taken place and has been completed on Levels 8 to 13 in Wentworth Chambers so far, this round of work will complete this wiring upgrade.

The replacement of the wiring is a project that has been scheduled over several years and in accordance with the recommendations made by our Electrical Engineers, recommendations made to ensure safety, compliance and the ability to maintain building infrastructure effectively in years to come.

As a consequence of the wiring replacement, all of the power will be switched off to Levels 1 to 7 during the upgrade, and some of the common areas to the Ground Floor and Basement will also be affected. As a consequence, no access will be available to Levels 1 to 7 in Wentworth Chambers from 6pm 19 December 2017 until 8am 26 January 2018. This restriction includes the following:

- No lift access to those Floors.
- No access to areas in Wentworth Chambers from Levels 1 to 7 including all Barristers Chambers.
- The basement corridor in Wentworth Chambers, including the showers and toilets.

Our staff will be in close contact with the Clerks of affected Floors in the lead up to this work, to ensure that the impact of the work is clear and that all necessary preparations are in place in order to carry out the work. The impact on various Floors and in Chambers will differ and may extend to removing and reinstating parts of ceilings, joinery and existing electrical fixtures. Full details of the impact to all areas will be made available in due course.

Hydrant System upgrade in Lockhart Chambers

A recent inspection of the hydrant system in Lockhart Chambers has revealed that the system is at the end of its serviceable life and needs to be replaced. The replacement will take place between 6pm 19 December 2017 until 8am 26 January 2018.

There may be some interruptions to access through the corridors on Floors at times, however this is expected to be limited and infrequent. The work will be noisy at times, however the main impact will be within risers and the fire stairs – the rooms in Lockhart Chambers will remain unaffected. More information will be passed on to the Clerks of the affected Floors in coming months.

Further updates about upcoming work:

We will keep you updated about what is planned for December 2016 and January 2017, however please note that the program is subject to change and there may be additional works that may be required during that period.

Fire alarms & other work in Chambers:

Please note the following important points in relation to the buildings:

- There is a new [CCL Fitout Guide](#) that governs how building, construction and maintenance work in the buildings.
- There is also a new [Rules Summary](#) which is a helpful guide for minor works.
- The fee for triggering an alarm on the building's fire panel, by setting off a sprinkler or smoke detector, is \$1,800.
- All trades, service and maintenance technicians and construction workers must sign in and out here at Level 1 Selborne Chambers.

If you are planning to have work carried out over the Christmas 2017 & January 2018 vacation period, you must notify CCL before 30 June 2017. In the instance that a Floor requires major works to be undertaken during that time, a full set of plans and documentation is required by 30 June 2017 and other requirements also apply, please see the Fit Out Guide or contact our maintenance office for further information. For work involving the renovation of a Floor, the Contractor must be formally engaged to carry out the work by no later than 30 November 2017.

If you have any questions, please call on 9231 3644.

Kind regards,

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