

## CIRCULAR TO SHAREHOLDERS & CLERKS WENTWORTH & SELBORNE CHAMBERS PHILLIP STREET FAÇADE UPGRADE

**6<sup>th</sup> April 2018**

CCL has upgraded the windows in Chambers in the middle and rear of Wentworth & Selborne Chambers over the last four years. CCL is now preparing to replace the windows and cladding on the Phillip Street façade during the 2018-2019 vacation period.

The work will involve the following:

- Replacement of all windows on the Phillip Street façade. The new windows will be double glazed and have superior acoustic performance.
- Standardising all air conditioning (a/c) installations to make them uniform. The external units must not exceed 650mm to be concealed behind the grilles on the façade and comply with statutory requirements.
- Replacement of all composite cladding with new solid aluminium cladding in accordance with a notice from Government NSW and advices from CCL's Fire Engineers and Insurers.
- Replacement of the condensate drainage.

### Affected areas

Attachment 1 indicates the location of the Phillip Street façade in relation to the building which will be the site of the work.

Attachment 2 are the plans for all floors from level 2 up to level 13. These plans include the name and location of Members' chambers where the windows will be upgraded during the façade upgrade.

Attachment 3 is a typical floor plan indicating the location of the construction and exclusion zones on every floor. All Members and Floor Staff within the construction and exclusion zones will be directly affected by the façade upgrade and access will not be available into the construction and exclusion zones from 6pm on Monday 17 December 2018 until 8am on 26 January 2019.

### Air-Conditioning

When CCL upgraded the windows in the internal and rear light wells as part of Stages 1, 2, 3 & 4 upgrades, the vast majority of Members chose, at those times, to upgrade their a/c units in conjunction with the work. This was beneficial to Members because they purchased their units at a bulk purchase price and did not need to pay for the installation.

CCL is offering the same opportunity to Members on the Phillip Street Facade as it did to those Members on Stage 1, 2, 3 & 4 of the light well upgrades, which is to upgrade their a/c units when the new windows are being installed. CCL has negotiated a bulk price for the purchase of a/c units as follows:

- Mitsubishi 3.5 kW - \$1,060 ex GST (suitable for chambers up to one and a half single rooms)

- Mitsubishi 4.2 kW - \$1,262 ex GST (suitable if your chambers are larger than a single and a half but not affected by direct sunlight)
- Fujitsu 5.0kW - \$1,590 ex GST (suitable if your chambers are larger than a single and a half and is affected by direct sunlight)

If you have any questions about an appropriate size a/c unit for your chambers you should contact CCL staff for assistance, some Members may require larger units.

Members need only pay the purchase price of the unit, the installation will be undertaken at CCL's cost as part of the works. Members will note that this is a significant saving on the cost of a/c installations in Wentworth & Selborne Chambers which would normally cost in the order of several thousand dollars.

Attachment 4 is an order form for the new a/c units which should be completed and returned to CCL no later than 15 June 2018. Orders can also be placed online at the following link:  
[https://www.ccl.com.au/forms/ac\\_order\\_form](https://www.ccl.com.au/forms/ac_order_form).

A CCL account will be sent to Members after the bulk purchase has been made, and it is anticipated that this will be in either late June or early July. If any Member would like to receive their invoice this financial year they should indicate this on the order form. This offer is only available to Members on the Phillip Street façade.

When assessing whether or not to purchase a new a/c unit, Members should note the following:

1. The Company will not reinstall units with the old R22 gas, which has largely been phased out of use.
2. All Members with units over 3 years old are strongly encouraged to purchase a new unit.
3. It may not be possible to re-install the cassette type a/c units as the installation of these units can be quite challenging and may not be accommodated in the new design.
4. It will not be possible to accommodate oversized units.
5. The joinery and fit-out in a small number of chambers may need to be altered slightly to accommodate a more functional and uniform a/c installation as described above.
6. Members can opt to purchase their own new a/c unit outside of the bulk purchase, but the new a/c unit must comply with the design specifications. If it is your intention to do this, you should contact CCL staff for further details before you purchase your new a/c unit to ensure that it complies with the design specifications. Members should also inform themselves of the manufacturers conditions for warranty if you decide to purchase your own unit.

CCL staff are available to assist with any enquiries that Members may have. In addition, CCL staff will specifically arrange meetings with Members who fall into categories 3 & 4 above. The Clerks will also be provided with further information about the project over the coming months.

If you have any questions relating to the above, please do not hesitate to contact Karl Fletcher at [karl@ccl.com.au](mailto:karl@ccl.com.au).

Kind regards,

**Debbie George**  
General Manager

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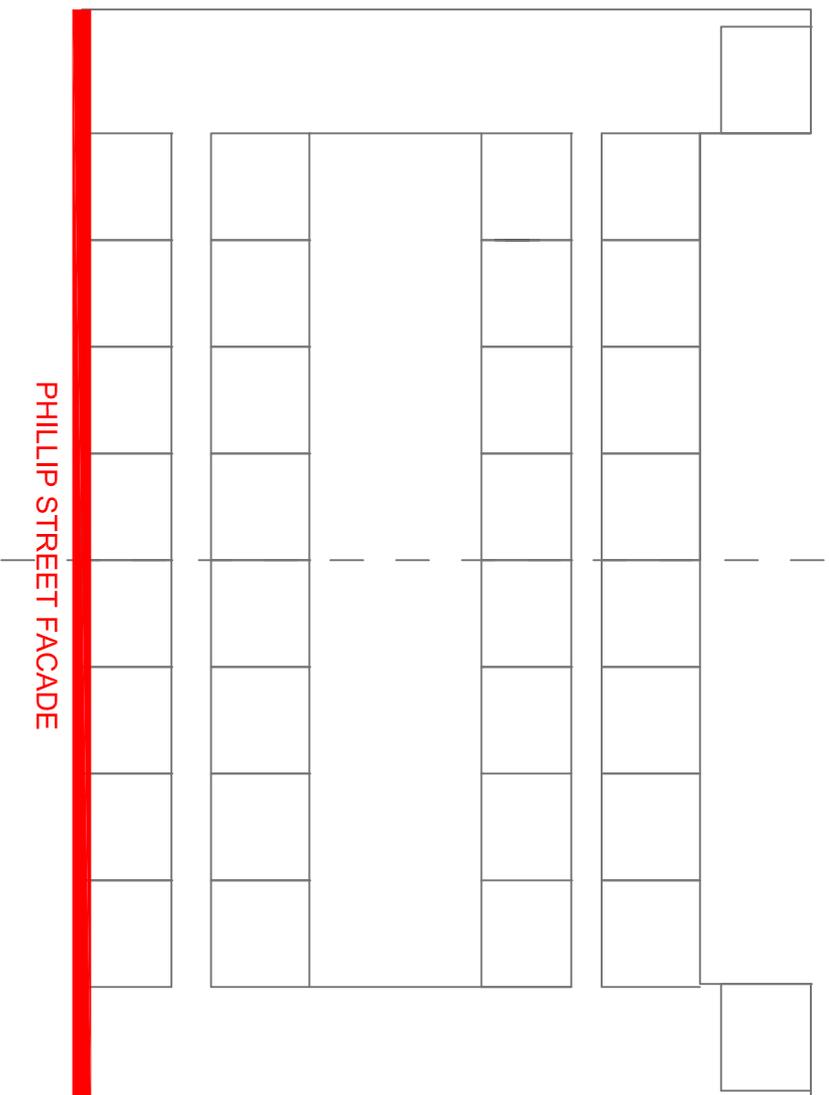
**E:** [dgeorge@ccl.com.au](mailto:dgeorge@ccl.com.au)

**W:** [www.ccl.com.au](http://www.ccl.com.au)

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COUNSEL'S CHAMBERS LIMITED  
PHILLIP STREET FACADE UPGRADE

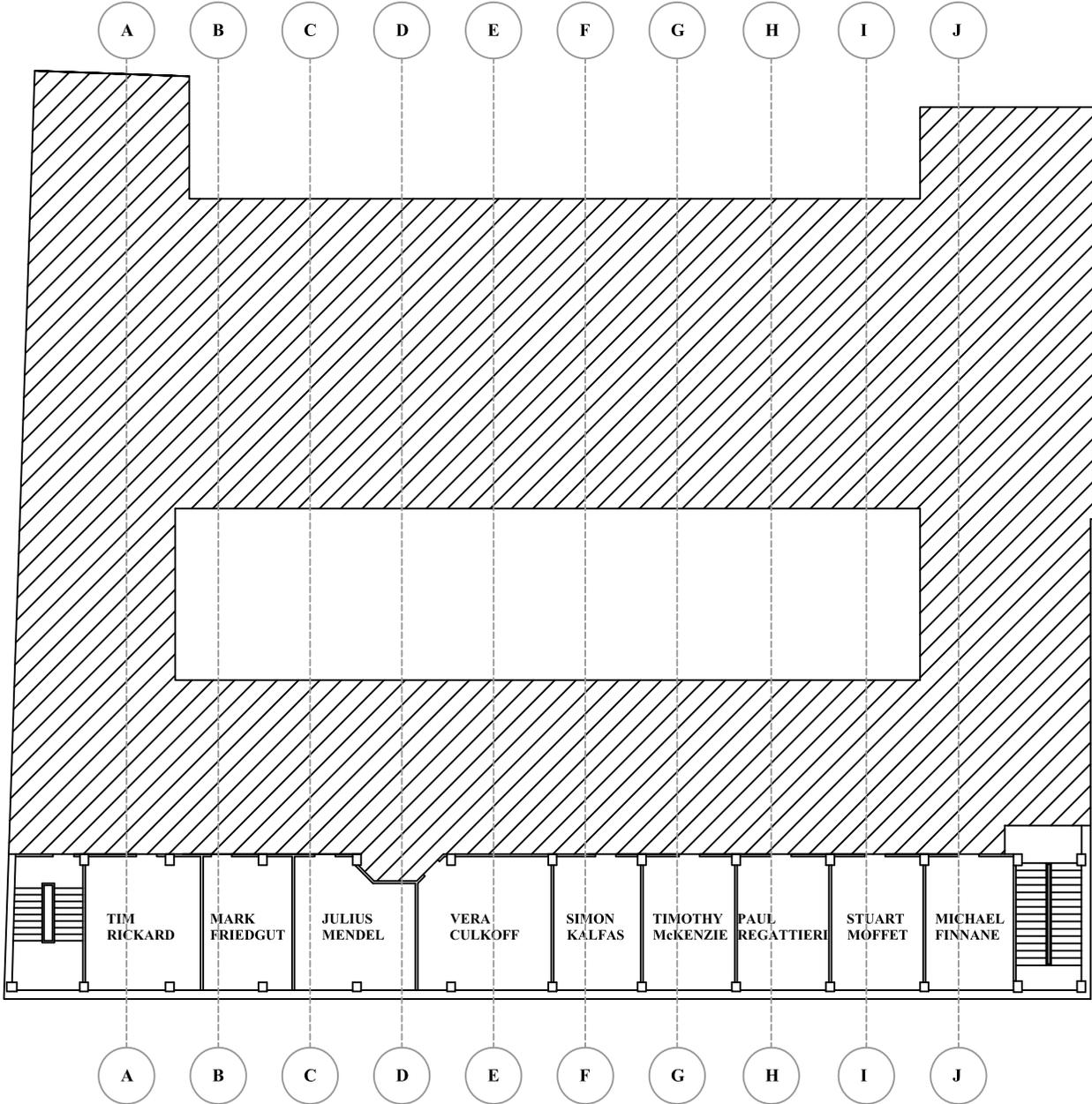


SELBORNE

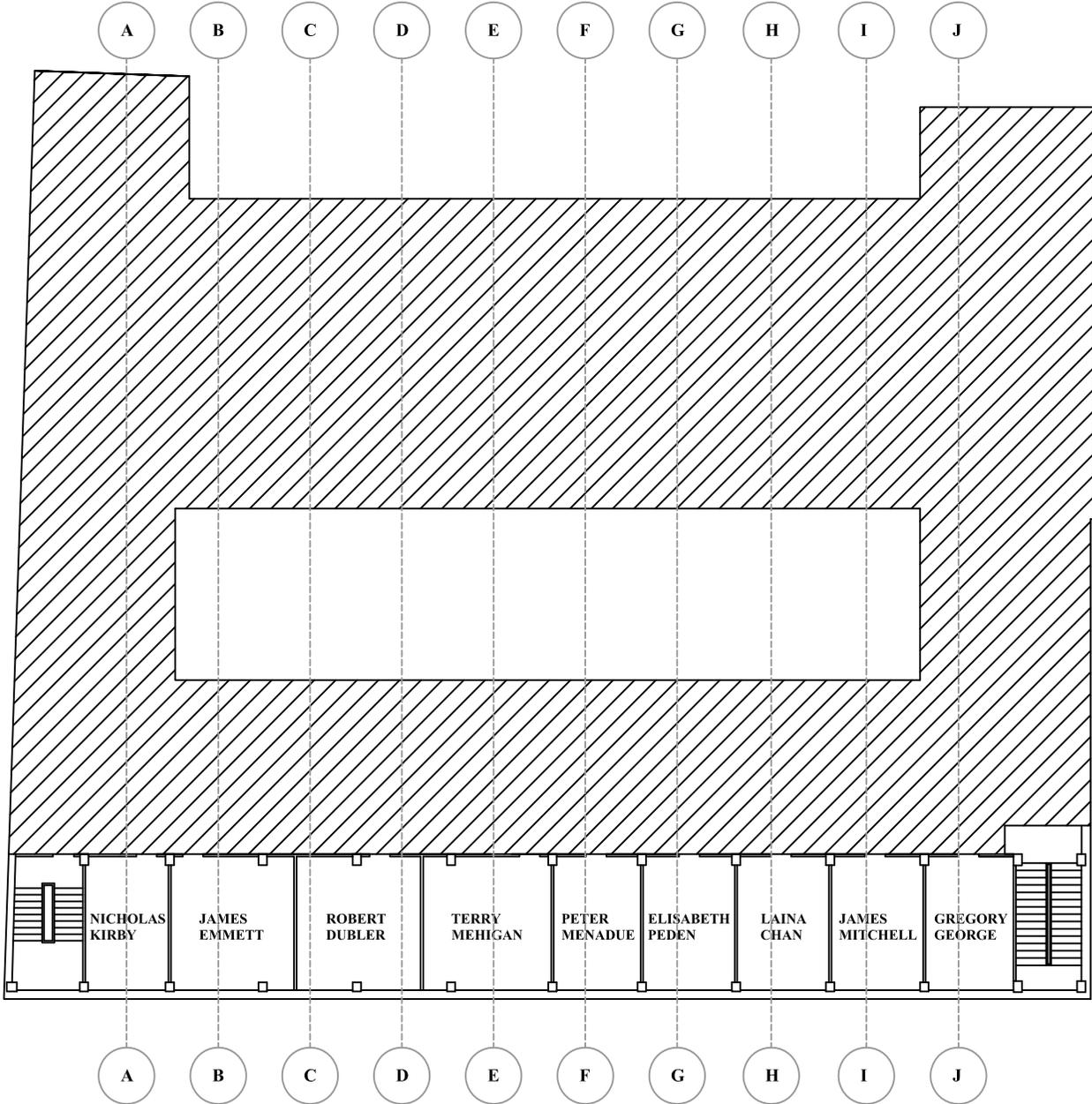
WENTWORTH

PHILLIP STREET

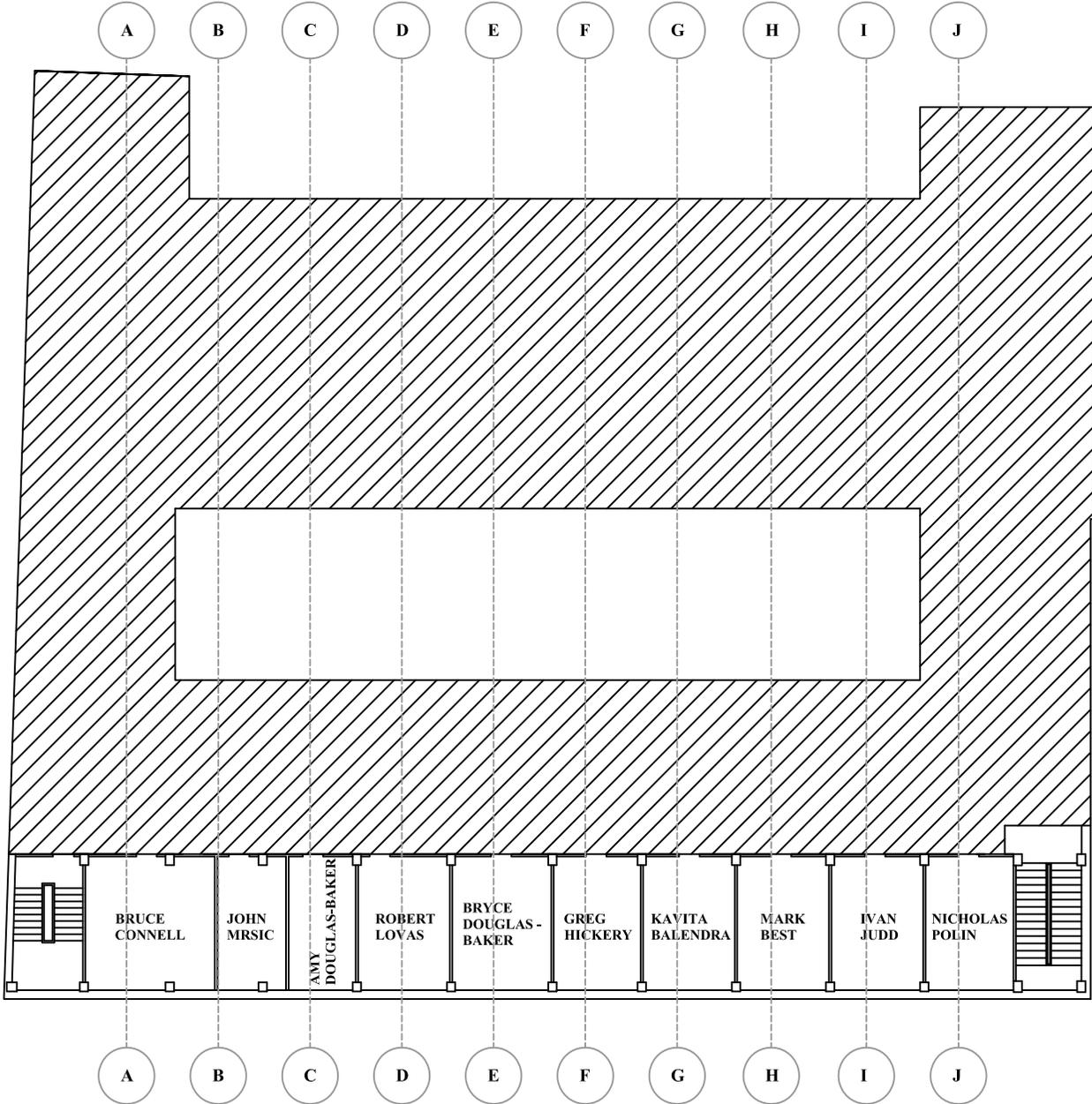
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 2**



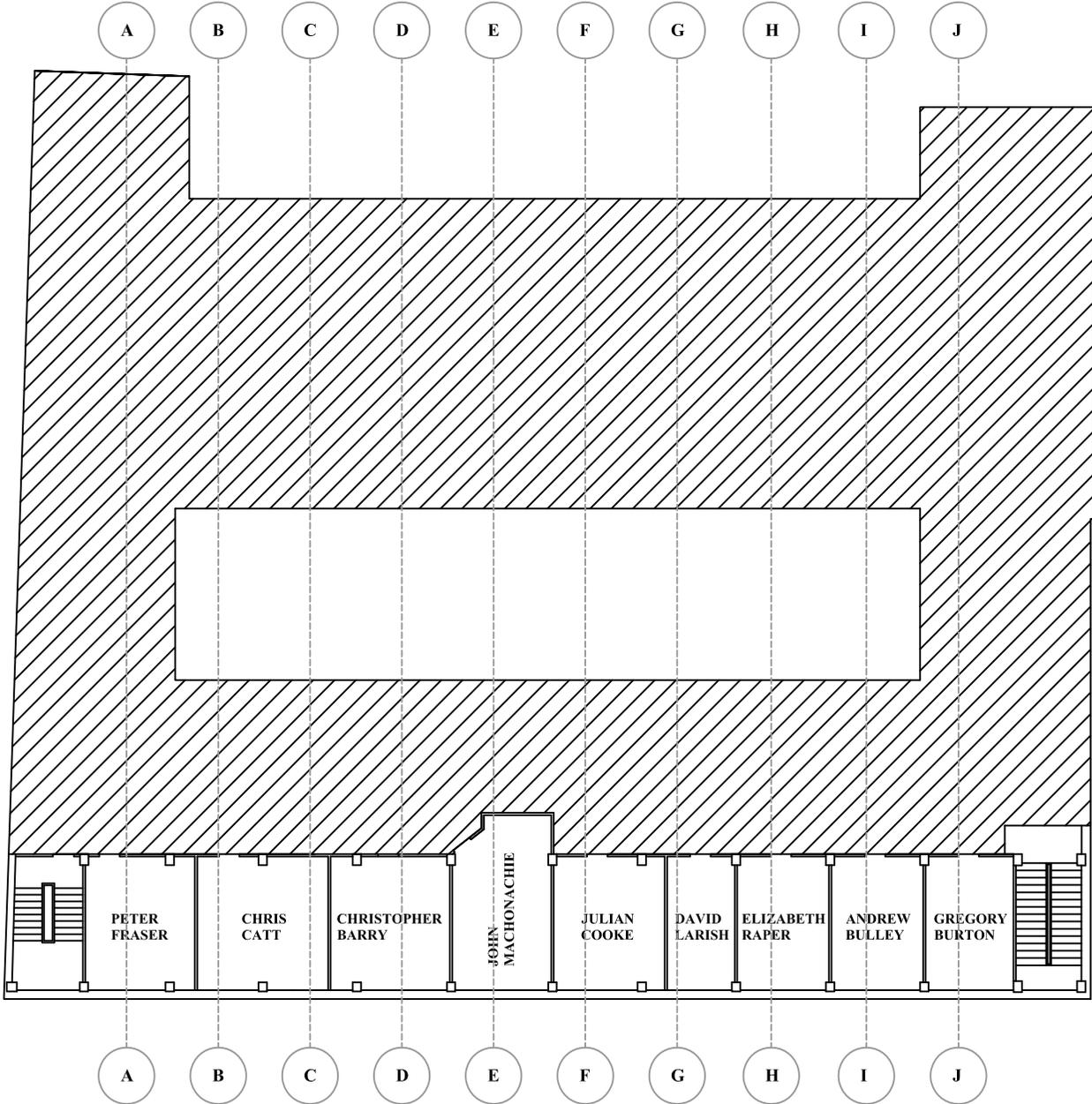
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 3**



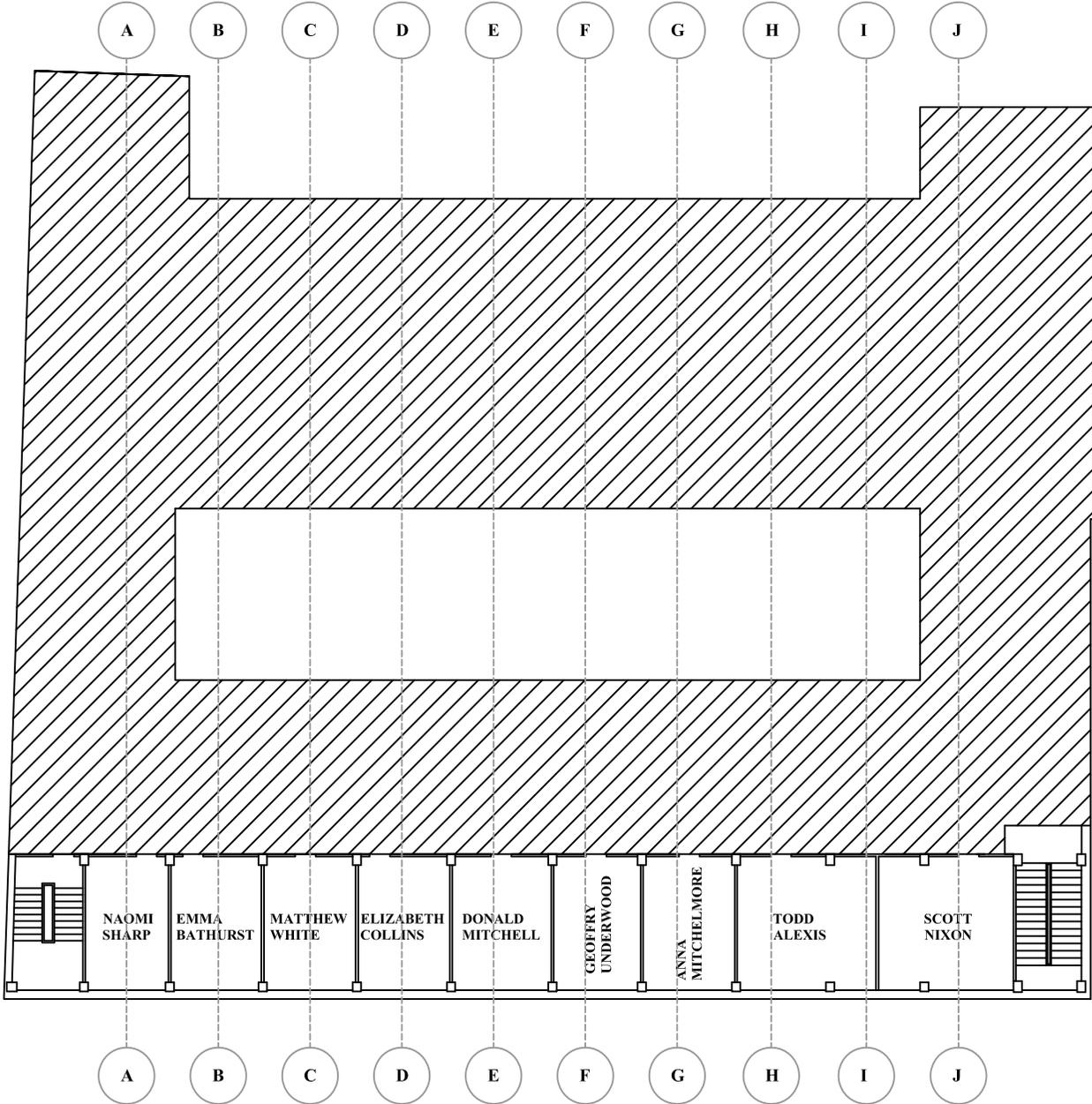
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 4**



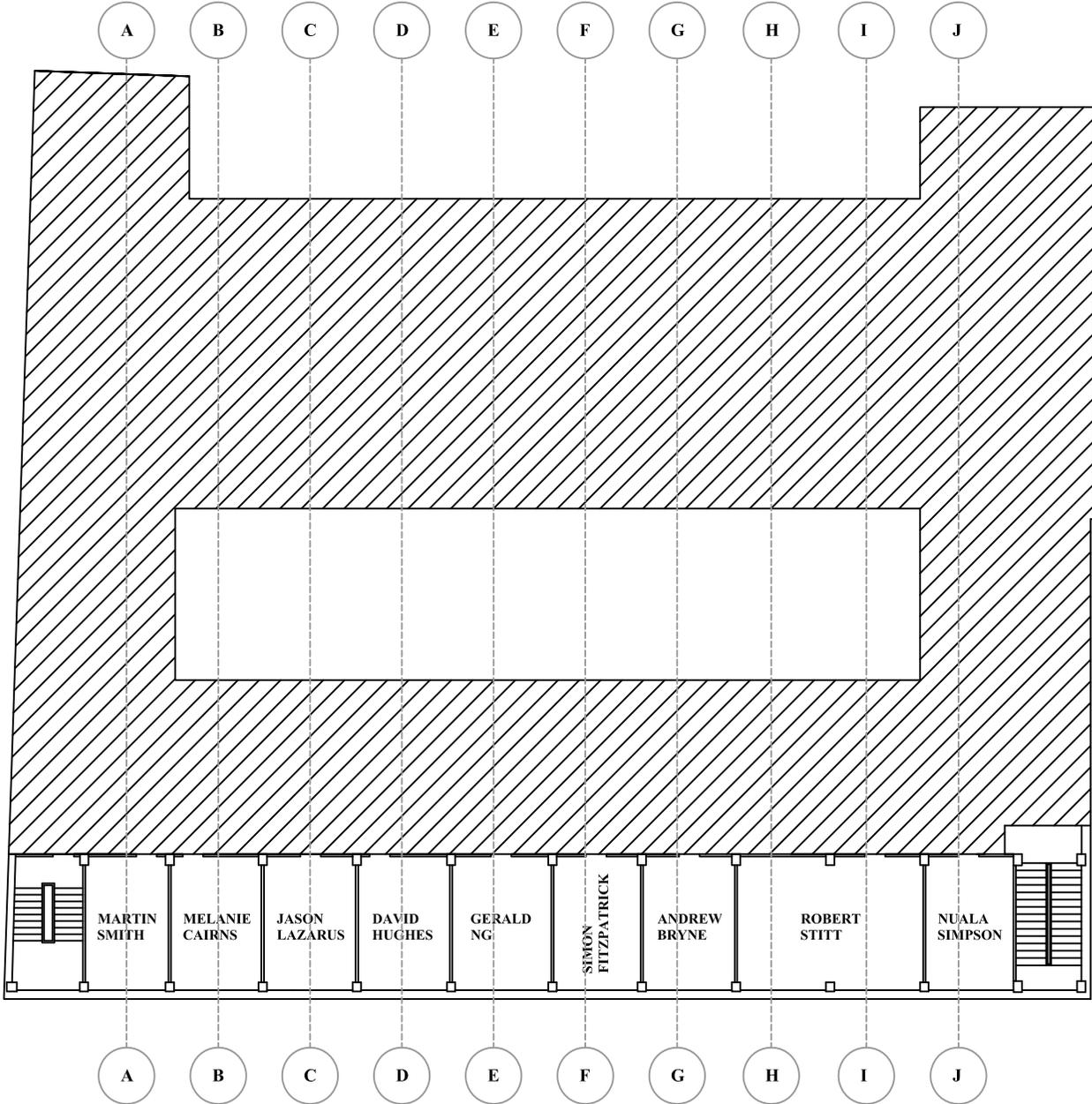
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 5**



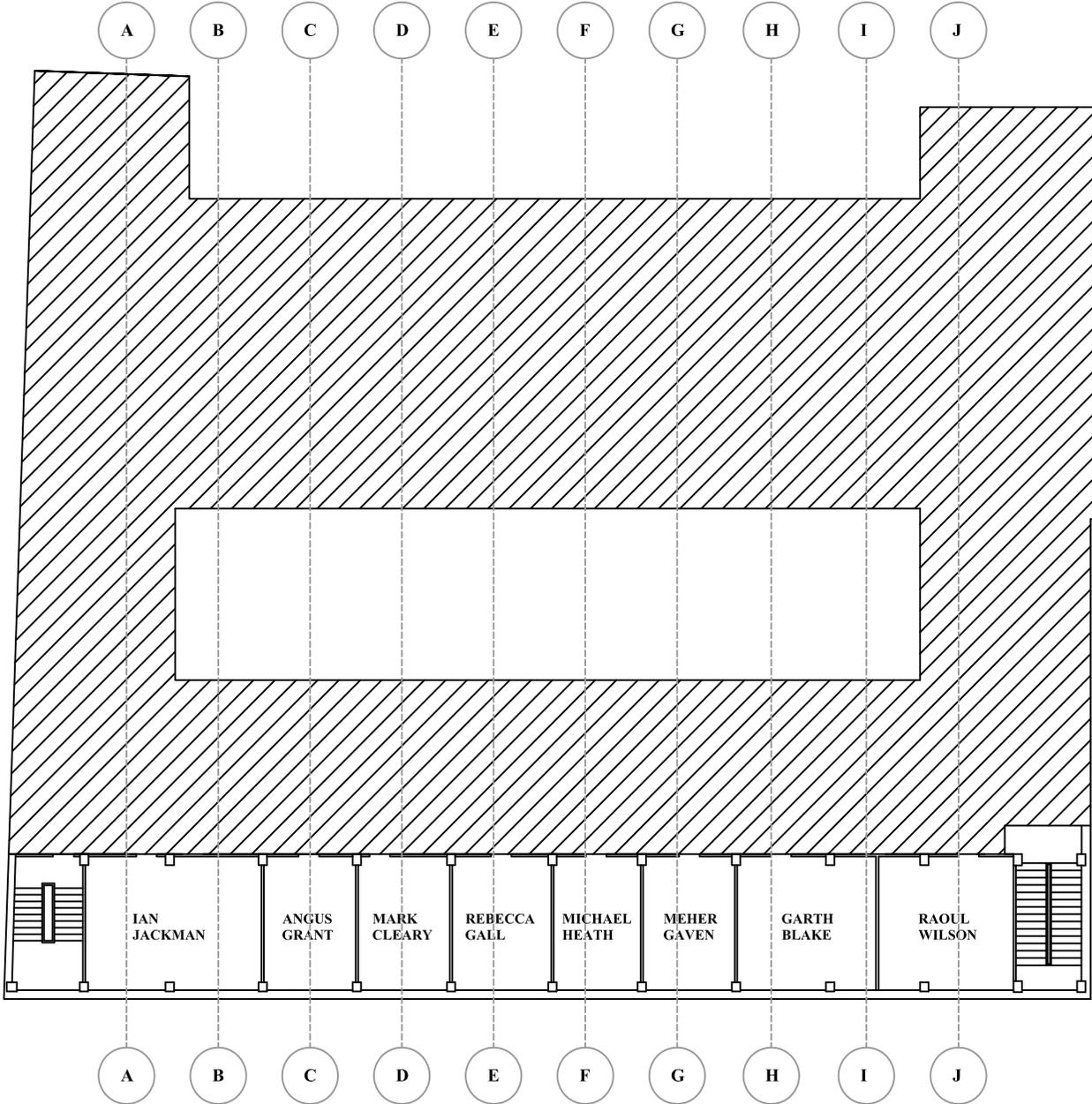
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 6**



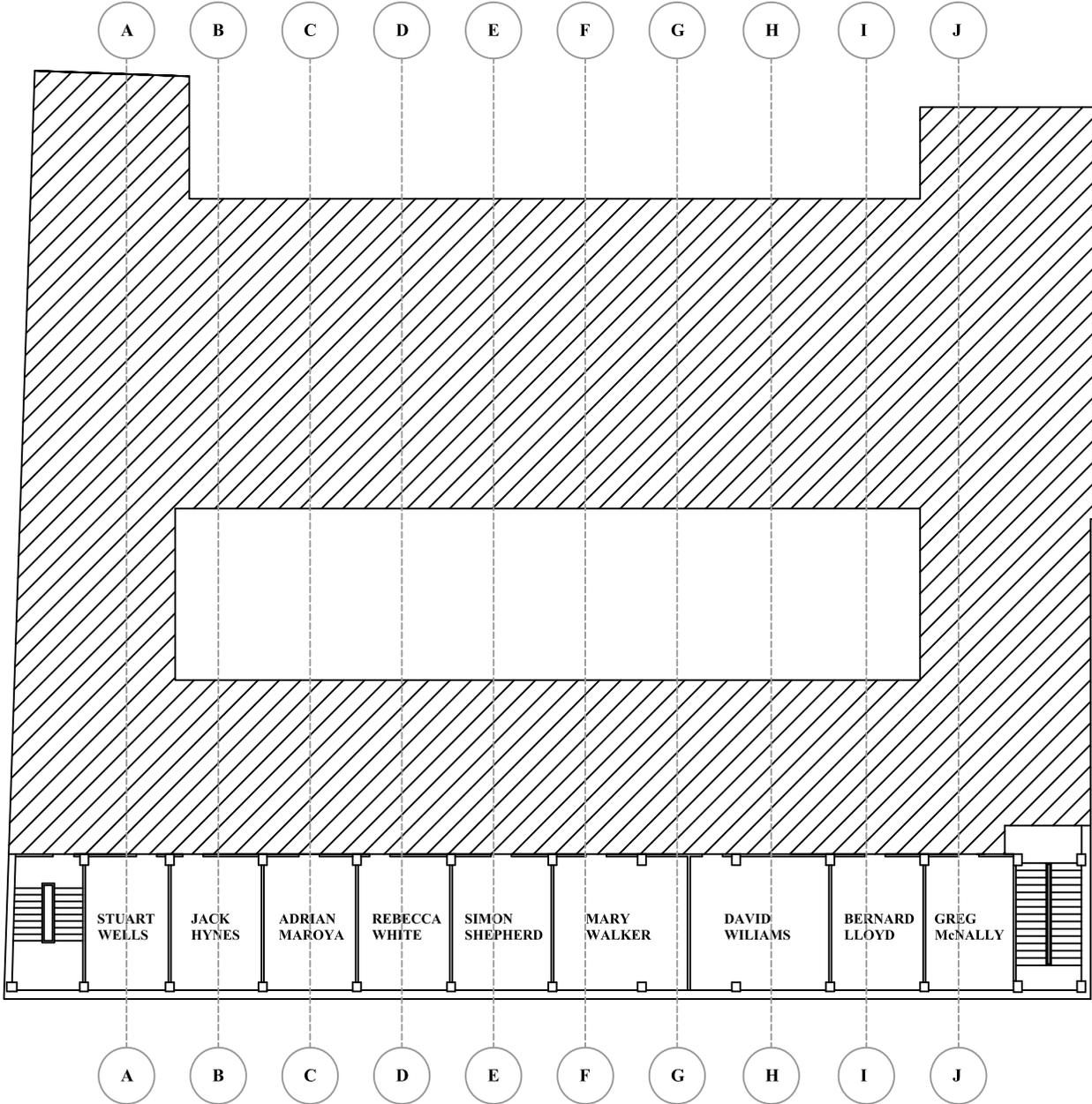
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 7**



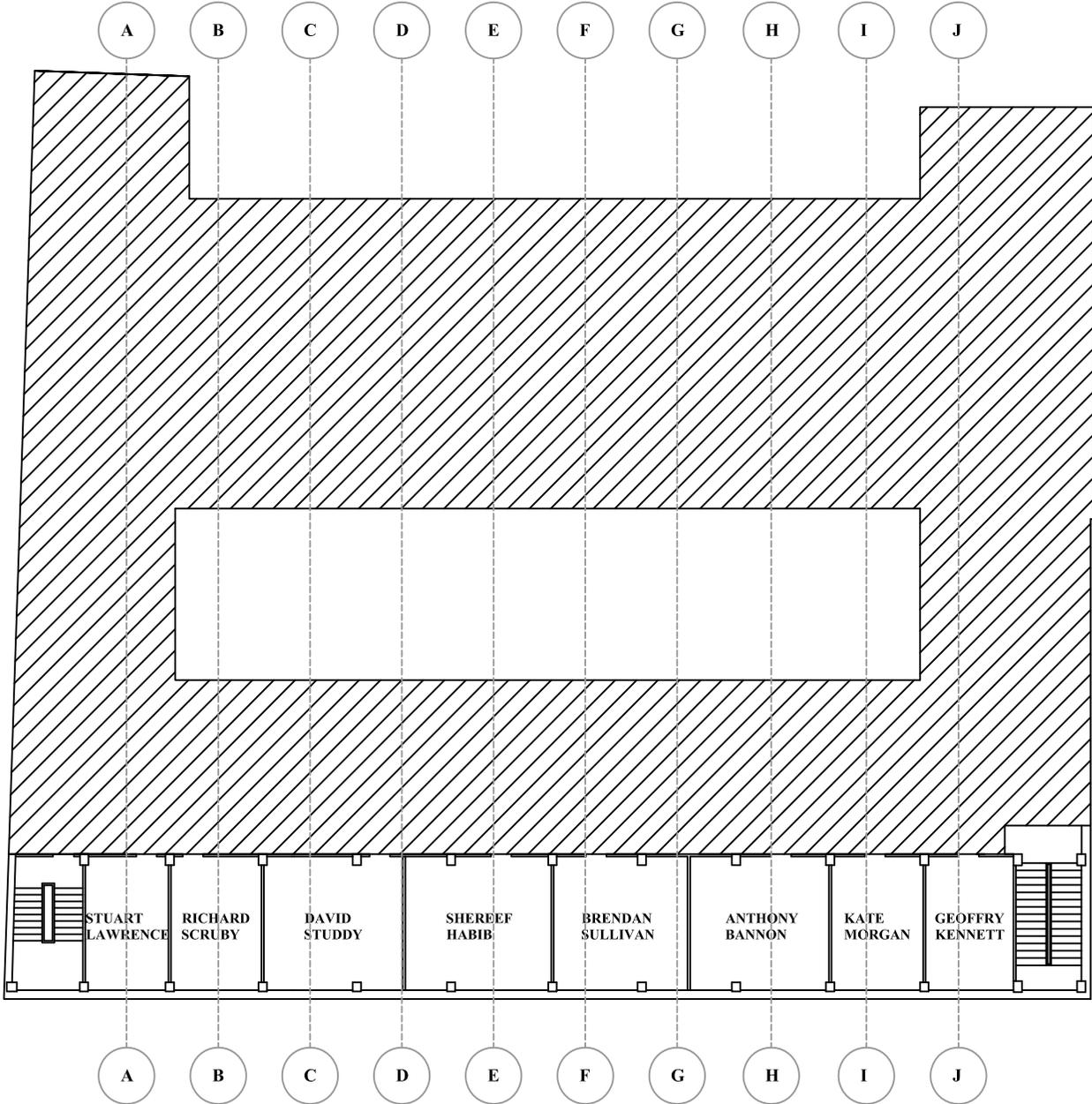
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 8**



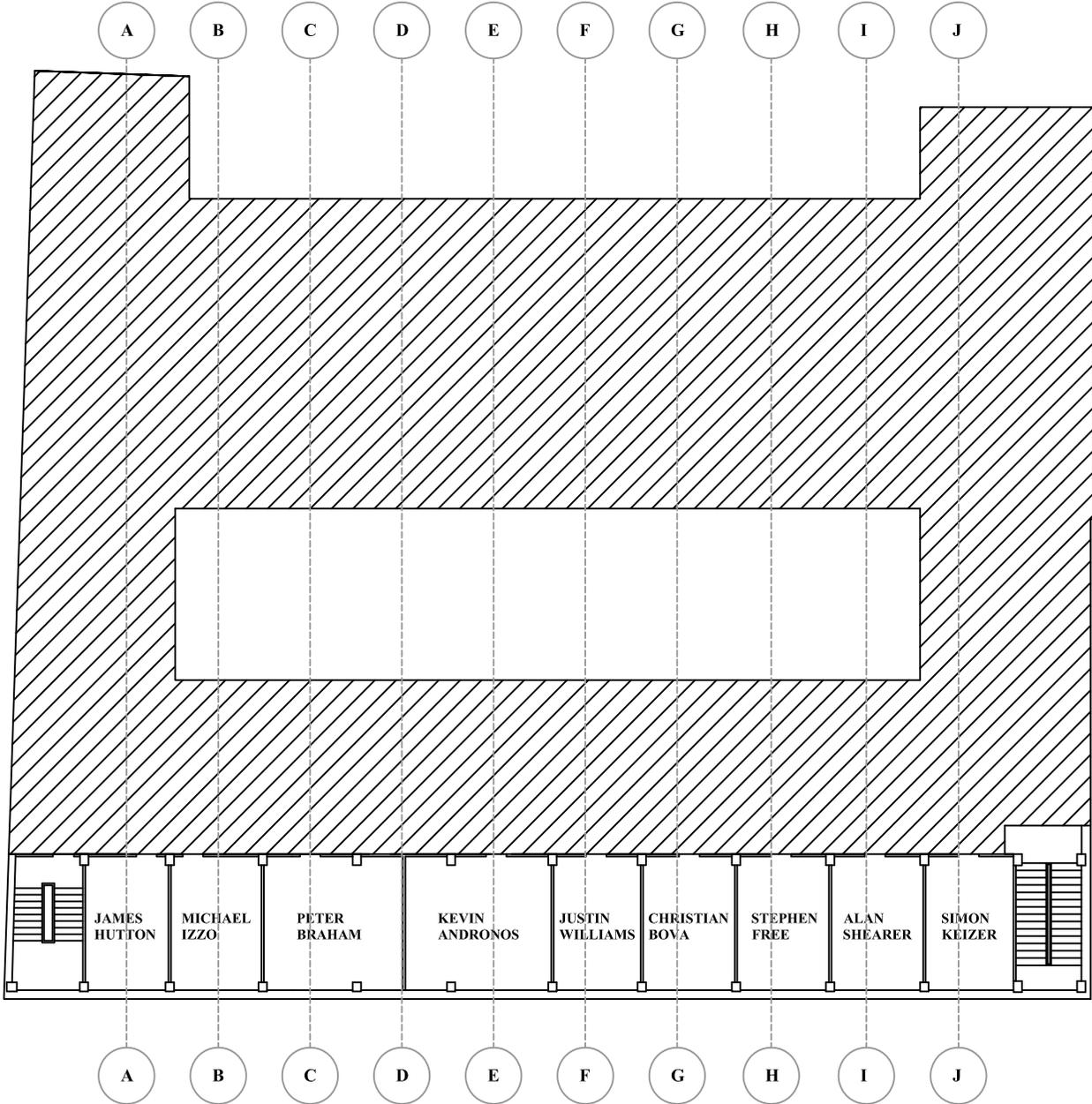
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 9**



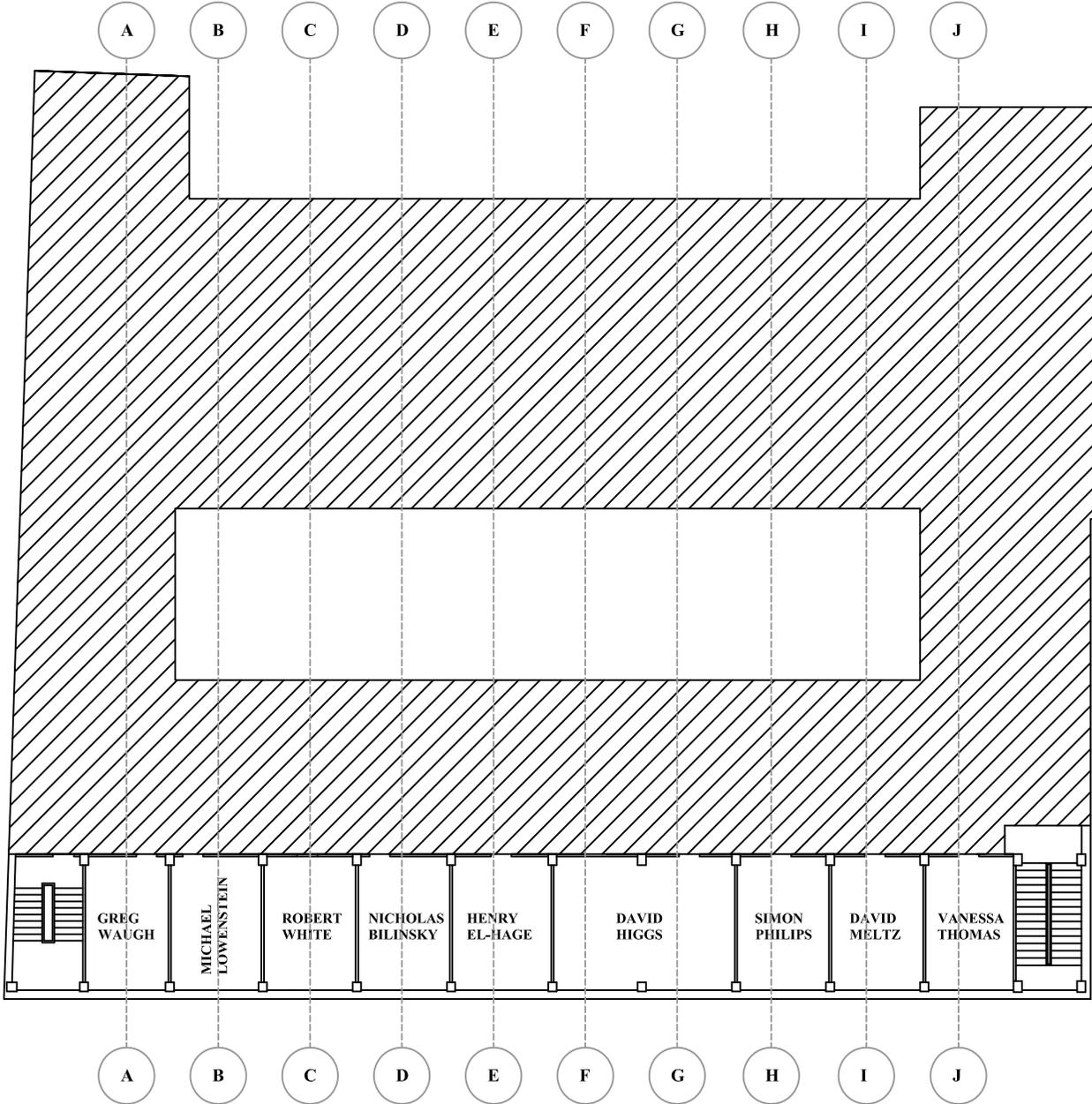
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 10**



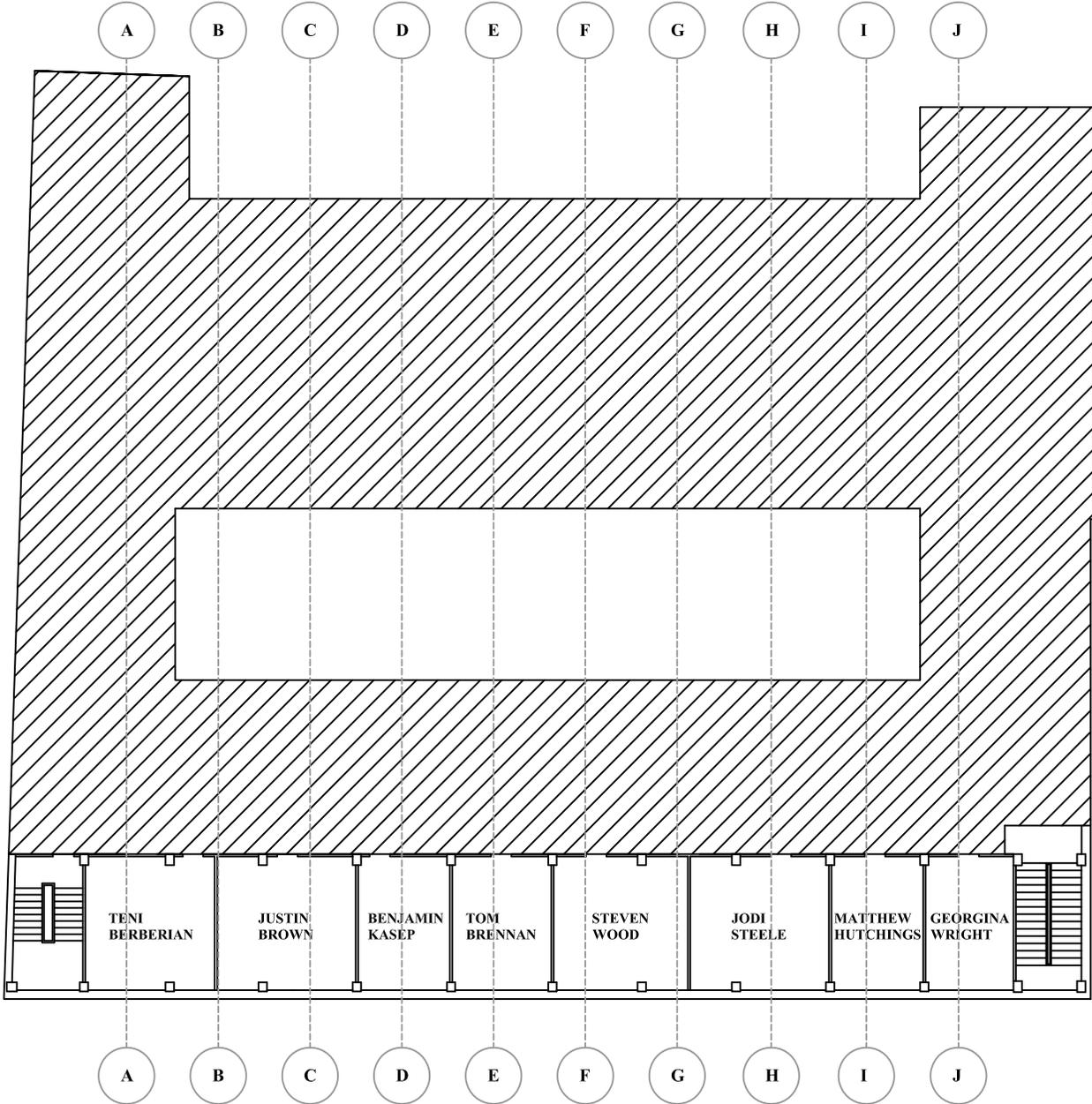
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**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 11**

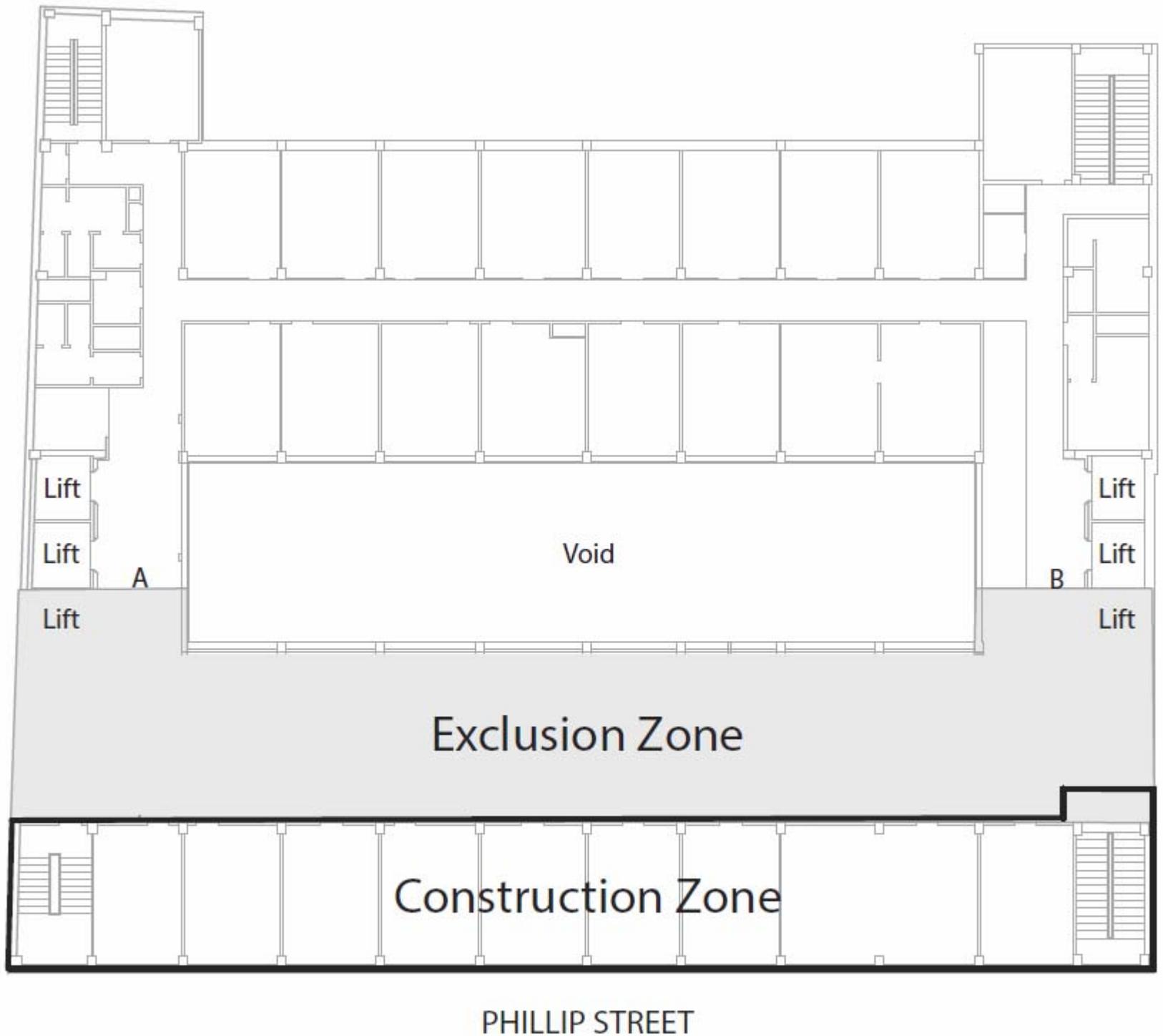


**WENTWORTH/SELBORNE CHAMBERS**  
**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 12**



**WENTWORTH/SELBORNE CHAMBERS**  
**PHILLIP STREET FACADE UPGRADE**  
**LEVEL 13**





**Figure 4 A typical floor plan outlining the construction zone and exclusion zone, with A and B identifying the control points.**

Full name: \_\_\_\_\_

Building: Wentworth / Selborne

Floor: \_\_\_\_\_ Room size: \_\_\_\_\_

Existing unit (please tick):      Casette          Split   

I will be purchasing and supplying my own unit (please tick):

Yes       No

I would like CCL to provide my new unit (please tick):

Yes       No

Replacement unit manufacturer and size (please tick appropriate):

	<b>Mitsubishi</b>		<b>Other</b>
3.5kw	<input type="checkbox"/> \$1060 (ex GST)		<input type="checkbox"/>
4.2kw	<input type="checkbox"/> \$1262 (ex GST)		<input type="checkbox"/>
	<b>Fujitsu</b>		
5kw	<input type="checkbox"/> \$1590 (ex GST)		<input type="checkbox"/>

I would like the AC contractor or CCL to assess my Chambers and recommend a unit size:

Yes       No

Conditions of purchase:

1. By ordering the selected air conditioning unit to replace the existing unit, the purchaser agrees to reimburse Counsel's Chambers Limited the cost of the air conditioning unit.
2. The cost of purchase covers only the supply of the air conditioning unit and an identical installation. Where new or different installation configurations are required, I acknowledge that additional costs will be incurred.
3. By opting to supply your own unit, you must ensure that you obtain Counsel's Chambers Limited's approval for the use of that unit and that it complies with the required maximum dimensions for outdoor units.
4. I authorise CCL to purchase the unit on my behalf as described above and charge my CCL account accordingly, I acknowledge that the terms of payment to CCL will be net 14 days from the date of invoice. Members accounts will be charged when the bulk purchase has been made which will be well in advance of installation.
5. Goods and Materials remain the property of CCL until payment is made in full.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_