

9 April 2026

Dear: Shareholders & Clerks

Members will be aware of the following:

1. The majority of air-conditioning units installed throughout Wentworth & Selborne Chambers were installed during the façade upgrades. Most of these units are now over 10 years old, approaching the end of their effective economic life, where breakdown is becoming common and replacement is a likely consequence of often expensive, unsuccessful attempts at repair.
2. There are increasing challenges associated with replacing units within the buildings. These include limited availability of the Building Maintenance Unit (BMU), escalating contractor costs due to skill shortages and restrictions associated with working at heights. Clerks, in particular, will be aware that very few contractors are willing to undertake installations in the buildings using the BMU.
3. The BMU has recently been unavailable for an extended period due to the mandatory 10-year safety inspection and certification. Further outages are anticipated over the coming year.
4. With a growing number of units failing, demand for BMU access is extremely high. It can take several months to secure a booking for individual unit replacements.

Bulk Replacement Program

In response to the above and to assist Members, CCL has negotiated a bulk replacement program with its air-conditioning contractor, Waratah Air-Conditioning.

The fixed pricing for supply and installation for Members who choose to participate is as follows:

- **3.5kW unit:** \$4,500 ex GST

Suitable for single Chambers or a room and a third.

- **5kW unit:** \$5,056 ex GST

Suitable for a room and a half or larger

Manufacturers information about these units can be found [here](#).

Members wishing to participate must place their orders via the following link: [AC Order Form](#) by no later than **24 April 2026**. Late orders will not be accepted.

A deposit to secure the unit and installation materials will be charged to Members' CCL accounts at the end of April and is payable within 7 days. The balance of the installation cost will be charged upon completion of installation and is also payable within 7 days.

Program Details

Due to the complexity and planning required for BMU use, Members should note the following:

- CCL will manage all logistics and access, coordinating directly with Clerks.
- CCL will manage all paperwork associated with the installations.
- Work will be scheduled alongside other replacements on the same elevation (rather than on the same floor, ie: replacements above and below on the same elevation). This approach is intended to minimise BMU operating time, reduce the time and effort associated with repositioning the BMU, limit air conditioning downtime, and minimise disruption to Members.
- As a result of the above, Members must provide access on the scheduled date to allow the work to proceed. The date will be confirmed in advance with your Floor Clerk.
- Units on the Phillip Street façade will be installed on Saturdays only.
- This program excludes foyer units.
- The BMU will be unavailable for other bookings while this program is underway.
- Pricing only applies to like-for-like installations with wall hung split systems. Nonstandard units, (e.g. ducted, cassette and console units) or installations that require repositioning of the AC unit or pipework are excluded from this offer. Members with nonstandard units or with other requirements should contact [Peter from CCL Maintenance](#) for individual pricing.
- Scheduling is dependent on BMU availability (which has known reliability constraints and has not yet been returned to service following the major

inspection) and weather conditions, CCL anticipates that the work will commence late in May.

- Each unit may be out of service for up to one week once replacement work begins.
- Some noisy external works is likely to occur outside normal hours. Internal, non-disruptive work will be undertaken during business hours.
- The program is scheduled during the winter months to minimise inconvenience. Members' cooperation is appreciated.
- Importantly, if there are insufficient numbers the program will not proceed. Members will be advised once minimum numbers have been reached.
- Members and Clerks should note that the program **will not be** a regular offering, CCL is arranging this program due to a number of reported air conditioning failures, and to coordinate limited availability of the BMU in the near future.

Terms & Warranty

1. A deposit to secure the unit and installation materials is payable within 7 days of invoicing.
 - \$1,500 ex GST for a 3.5kW unit.
 - \$2,056 ex GST for a 5.0kW unit.
2. The balance of installation costs is payable within 7 days following completion and Member sign-off; \$3,000 ex GST.

3. Installations carry a **12-month warranty**, and units are covered by a **5-year manufacturer's warranty**.
4. Members to make any warranty claims directly to either installer or manufacturer (CCL is not a party to warranty claims).
5. Installation and Manufacturer warranties only cover standard access to all equipment and does not include additional time required to diagnose and repair the system via the BMU or other means of access. In this event additional time will be chargeable to the client.

For further information, please contact [Peter from the Maintenance Team](#).

Kind Regards,
Debbie George
CEO

COUNSEL'S
CHAMBERS
LIMITED

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Our office is on the traditional lands of the Gadigal People of the Eora Nation. We acknowledge each of the First Nations Peoples on whose lands we work and live, and pay deep respects to their elders past, present and emerging.

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