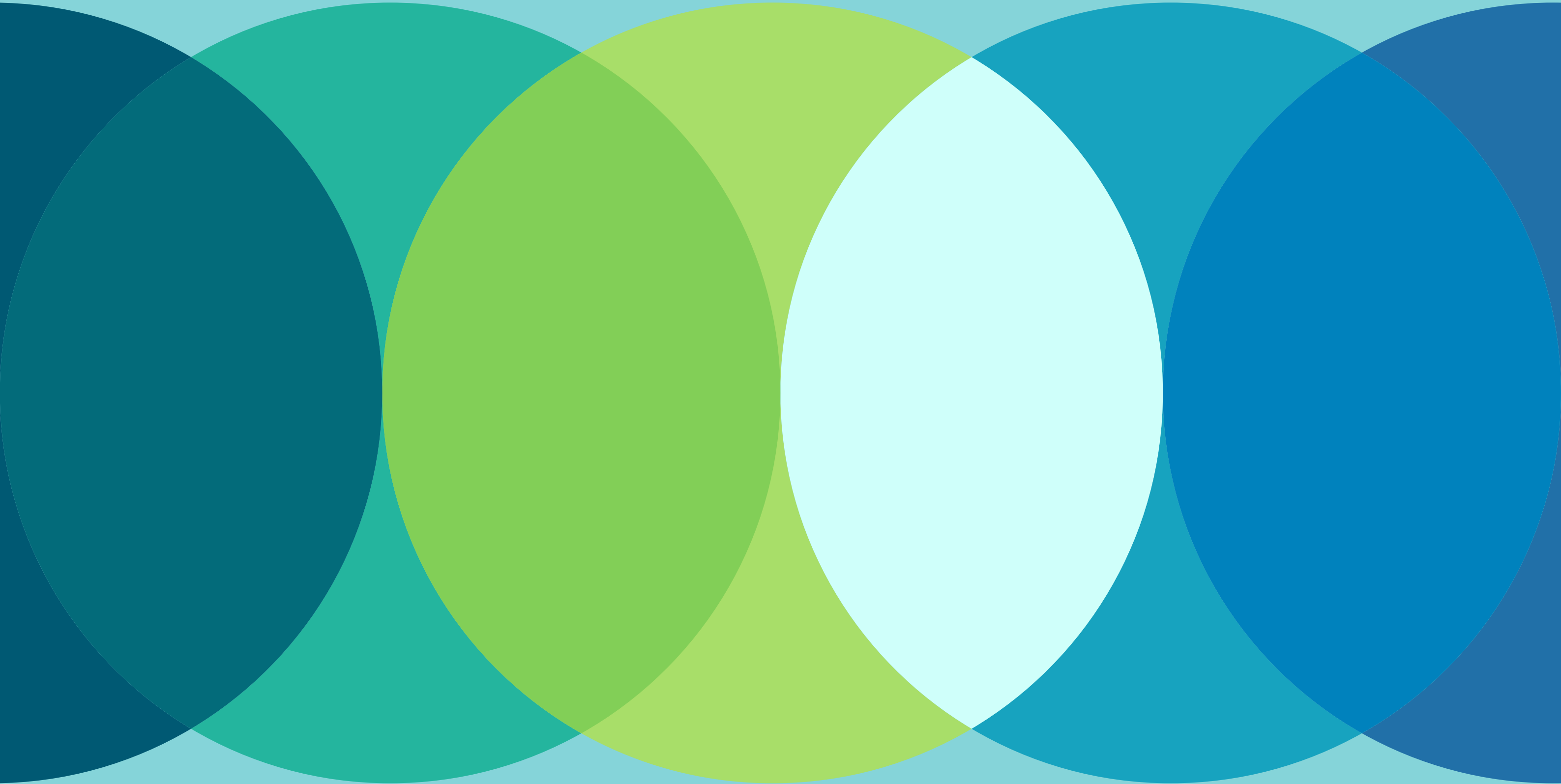


Barristers' Chambers Limited

2020-21  
Annual Report  
At 30 June 2021



## Contents

About Us .....	03
Our Locations .....	04
Business Snapshot .....	05
Chairman's Report .....	06
Major Focus.....	08
Operational Snapshot .....	10
Our Board Members .....	11
Financial Statements.....	12

Barristers’ Chambers Limited’s (BCL) purpose is to be the home of the Victorian Bar, open to all.

Established in 1959 as a wholly owned subsidiary of the Victorian Bar. BCL provides a broad range of chambers, technology network services, full service desk support and managed floor service to over 1,500 barristers in seven buildings.

BCL is unique. It provides monthly tenancies and the flexibility to move across floors and buildings with technology, facilities management and administrative support with no entry or exit costs.

About us





BCL provides a variety of chambers across 77 floors in seven buildings in the Melbourne CBD legal precinct.

Three buildings are wholly owned: the original home of the Bar Owen Dixon Chambers East, Owen Dixon Chambers West and Douglas Menzies Chambers. The remaining four are leased properties known as Aickin Chambers (including Emmerson Chambers), Castan Chambers (including Gorman, Lonsdale, and Crockett Chambers), Isaacs Chambers and Ninian Stephen Chambers.

## Our Locations

Buildings within the court precinct



- 01. Owen Dixon Chambers East**  
205 William Street, Melbourne
- 02. Owen Dixon Chambers West**  
525 Lonsdale Street, Melbourne
- 03. Douglas Menzies Chambers**  
180 William Street, Melbourne
- 04. Isaacs Chambers**  
555 Lonsdale Street, Melbourne
- 05. Aickin Chambers**  
200 Queen Street, Melbourne
- 06. Ninian Stephen Chambers**  
140 William Street, Melbourne
- 07. Castan Chambers**  
460 Lonsdale Street, Melbourne





In FY2021 we continued to focus on supporting the Bar during the uncertainty created by the pandemic.

### Business Snapshot



Castan Chambers

	2020	2021
Buildings	7	7
Floors	79	77
Chambers	1,358	1,314
Barristers in BCL chambers as a percentage of Victorian Bar members who take chambers 89%	1,569	1,586
Property asset value	\$277.4m	\$275.8m
Total investment into improving facilities and services	\$7.6m	\$5.9m
Revenue	\$43.4m	\$43.0m
Operating Profit Before Tax	\$3.0m	\$4.5m
COVID-19 Pandemic Rent Relief (2,669 applications processed to mid September totaling \$3.0 million)	\$1.72m	\$1.26m

## Chairman's Report

Adrian Finanzio  
Acting Chairman



As a wholly owned subsidiary of the Bar, BCL is essentially run as a not-for-profit business.

The financial year 2021 began in the midst of the global pandemic and, despite a brief respite from the frustrations of lockdowns (and for those with children - home learning) between late 2020 and the early part of 2021, the global pandemic again emerged as a significant factor in the lives of many Australians throughout the remainder of FY21.

From the outset of the pandemic, and throughout FY21, BCL's focus has been to preserve its critical assets, to provide assistance to those barristers hit hardest by the pandemic, and in all other respects to ensure that the technological platforms serving barristers was up to the task of running practices remotely.

BCL came into existence and has thrived over many years because it places itself between individual barristers and the commercial property market. In doing so, BCL has come to command some of the most sought after office space in the legal precinct, and continues to be able to provide its tenants with rental arrangements which would otherwise be unheard of in the commercial market – a monthly tenancy – at rates which are highly competitive on a per square metre basis with conventional office tenancies.

This legacy is, in large part, responsible for the unique community which has become the Victorian Bar – a Bar which houses more than 80% of its members in a collegiate chambers environment, creating an organic cluster of excellence that is unequalled in Australia and most other parts of the common law world.

From the outset of the pandemic, and at all times throughout FY21, BCL called upon its tenants, who are also members of the Bar, to recognise the importance of that unique legacy and make a commitment to its preservation by paying their rent notwithstanding that often chambers could not be occupied. It was a big ask. It was essential to securing the survival of BCL at that time.

In the result, an overwhelming number of barristers throughout FY21 paid their rent, not seeking relief even though they may have been entitled to do so under government rules. Others paid what they could despite often not being able to attend chambers. Most recognised that their relationship with BCL was not strictly a commercial one of landlord/tenant.

Although vacancies increased in FY21, with the continued support of the Bar, occupancy remained at 89% with only 11% of barristers vacating chambers.

Indeed, in the early months of 2021, 13% of those barristers who left chambers returned, either into a new room or to shared chambers.

The commitment of these barristers to the collective ideal of BCL resulted in two extremely important outcomes.

The first was that BCL was well placed to provide rent relief to those in most need. That rent relief came in the form of the prescribed relief regulated by government, but as the crisis lengthened and worsened, it put BCL in a position where it could provide assistance to barristers in the most need above and beyond what government regulation mandated.

The second was that it ensured the continued operational viability of BCL to maintain the technological platform that became so critical in the working lives of barristers from about May 2020. The fact remains that, despite the global pandemic, counsel have been able to participate in countless hearings of all kinds in all jurisdictions. In no small measure BCL has brought the technological reliability and capability of the Bar to the levels of organised commercial firms.

For a large part of FY21 the BCL Board was led by its Chair, John Karkar QC before he resigned in mid June 2021. I assumed the role of Acting Chair in his stead. Upon his resignation the Board acknowledged the wisdom, care, selflessness and courage which were the hallmarks of John's leadership of BCL in particular during the course of the pandemic to that point. Though the initial shock of the pandemic occurred in Q4 of FY20, it was really FY21 that saw the most complex aspects of the pandemic surface. The Board was well equipped to meet those challenges. The Board's independent directors (Catherine Walter and Mick Brennan) brought a wealth of invaluable commercial, governance, health and safety and property experience to the Board's deliberations on critical issues. The Board's barrister directors worked tirelessly throughout. Eugene Wheelahan QC and Helen Rofe QC (as she then was) were appointed to the Board, although Rofe QC attended no meetings before her appointment to the Federal Court.

None of the work done by BCL, nor any of its successes, would be possible without the skill and expertise of its CEO, Paul Clark and the resilient and dedicated team that he leads. On behalf of the Board and all the tenants of BCL I thank Paul, the management team and the employees of BCL for their hard work and dedication.



In times of crisis and significant upheaval it can be important to reflect upon what has been achieved:

- BCL processed 1,500 rent relief applications and has provided \$3 million dollars of rent relief.
- For two years in a row there has been no rental increase across the portfolio (ordinarily 3.75%).
- BCL carefully managed its cash position and produced an Operating Profit before tax of \$4.5 million, largely by aggressively reducing property costs. As a wholly owned subsidiary of the Bar, BCL is essentially run as a not-for-profit business. Any profit made is reinvested back into providing improved services to the Bar.
- \$5.9 million went back to the Bar in increased technology solutions and support, chambers provided to new groups joining BCL and improving chambers across all the BCL’s seven buildings.
- 82% of barristers continued to pay their rent, making it possible for BCL to continue to provide the service that it did.

During the year the following investment occurred:

- New and improved technology solutions and services to support working remotely including video conferencing and portability of services (Microsoft, Rainbow, Zoom and Teams), improved cyber security and increased technology support.
- Improved Service Desk resourcing and processes at Owen Dixon Chambers with both on-site and remote support throughout lockdowns.
- Relocation of the BCL head office and 35 barristers from levels 8 and 9 at Isaacs Chambers to vacant chambers in BCL buildings.
- Increased Managed Floor Services including a new BCL managed floor on Level 16 Castan Chambers.
- Completion of two new floors at 460 Lonsdale Street, Crockett and Castan Chambers, providing 66 barristers with 55 new chambers. The majority of these barristers were from non BCL chambers (Crockett) moving back into the BCL network.
- Completion of the floor-by-floor Aickin Chambers refurbishment program with the final two floors completed (five floors in the last 18 months).

- The implementation of the new chamber management system and finance system improving billing and processes managing invoices and statements.
- Minor refurbishments across floors in Owen Dixon Chambers East and West and Douglas Menzies Chambers.
- Chamber subdivisions, upgrades and joinery improvements across many floors and buildings.
- Continued repositioning of Opus Workspaces to attract law firms and members of the Bar to benefit from the wholly owned serviced office business at 200 Queen Street.

Notwithstanding the pandemic, the demand for these services remained and BCL was able to deliver excellent outcomes.

At the beginning of the pandemic BCL paused all of its strategic planning initiatives. BCL had been examining the future of the Bar’s owned properties (some of which are beyond cost effective renovation) and its existing rented properties with a view to looking deep into the future and devising a holistic long term property strategy. The work was well progressed, but it was paused because it was the wrong time to be spending money on plans that, given the uncertainty the pandemic then presented, might never come to fruition.

Towards the end of FY21 that strategic work recommenced, but with a different focus. BCL stands at an important point in the history of work practices, where conventional pre pandemic norms have been shaken by the capacity of technology to find alternatives to physical presence, in offices, and even in courts. Many questions flow from these seismic shifts in work practices. There is a great diversity of views about what the future will bring both in the community and in the legal sector. One of the challenges for BCL will be to respond to the changing needs of its tenants in a way which preserves the institution of the Bar and its collegiate spirit in an efficient cost-effective way.

**Adrian Finanzio**  
**Acting Chairman**

Note: At the time of writing this report (following the completion of FY21) Susan Brennan SC resigned as a Director and in September 2021, Ben Murphy joined the Board as a Director and the Honourable John Digby QC has been appointed Chairman of the Board.

I would like to convey sincere thanks to BCL for my recent seamless move from Isaacs Chambers to Owen Dixon Chambers West. I was consulted all the way as to my needs and requirements. I am impressed with the excellent fit out of my new chambers, and technology connectivity, and follow up. I am very happy with the new chambers and the floor and pleased to have made the move!

Barrister Isaacs move from Levels 8 & 9



Castan Chambers





Castan Chambers

## Major Focus

BCL pivoted to deal with the challenges of an online environment. Technology is now front and centre of everything we do. Courts and clients expect a seamless online experience for hearings and conferences. The BCL Technology team were a great help overcoming a range of issues.

Emmerson Chambers' Level 18 200 Queen Street

Over the past 12 months, BCL has worked to deliver a number of initiatives that improve efficiency, capability, and reduce costs, all whilst working to overcome the challenges of COVID-19 including:

- Delivery of two new floors at Castan Chambers (levels 16 and 17), with BCL now occupying 9 of the 10 floors in the building. We welcomed Crockett Chambers to BCL on level 17 and a new non group BCL managed floor to a range of barristers from within and external to BCL. The new contemporary floors with audio visual rooms and break out spaces were completed in July 2020 with the majority of the moves completed throughout August and September.
- Approval of a new Intellectual Property group to the Bar known as Emmerson Chambers on level 18, Aickin Chambers. Prior to this, level 18 was unoccupied and had been used as a relocation floor during the Aickin Renewal Programme.
- Floor refurbishments and major remedial works at Douglas Menzies Chambers.
- Floor refurbishments on levels 21 and 31 at Aickin Chambers, which completed the Aickin Renewal programme.
- The decision to not extend the lease for Levels 8 and 9 at 555 Lonsdale Street was made due to substantial cost to the Bar of \$1.2 million p.a. due to the large number of vacancies. This also included closing the BCL office and business centre on Level 8. 35 barristers were relocated into new chambers across BCL owned buildings and the BCL office to Opus Workspaces at 200 Queen Street.

### Rent Relief

Three levels of responses to legislative requirements under the Mandatory Code of Conduct (Rent Relief) and recently the Commercial Tenancy Relief Scheme regulations (2021) to support barristers during the pandemic, with a total of 2,669 applications processed to mid-September 2021 totaling \$3 million dollars in relief.

### Technology and Network Services and Support:

Continued investment in property and technology solutions to support the new ways of working within chambers and remotely. Whilst maintaining a strong business as usual presence in support, testing and development of new products have also been front of mind. Improved solutions planned throughout FY2022 will help create better, more secure, mobile workspaces for barristers for now and into the future.

- BCL increased its technology team to ensure faster turnaround times and increased on-site and remote support even during strict lockdowns to ensure barristers are online and operational.
- Wifi upgrades across many BCL locations.
- Improved security measures including offshore lockdown of Microsoft 365.
- Introduction of new cyber security products including multi factor authentication, free security training for barristers and endpoint protection.
- Introduction of new managed printing solutions for 20 BCL floors.



**Barrister Engagement Survey**

We wanted to hear from you and in May 2021 we conducted a Barrister Engagement survey where barristers’ valuable feedback helped inform what business initiatives we focus on in the coming months and for FY2022.

Feedback showed that 75% of the barristers were satisfied with BCL’s performance overall, up from 68% in FY2020. There was understandably a significant focus on rent relief and supporting barristers throughout the pandemic. In view of this feedback the shift of planned investment will see:

- Refurbishment and improving the quality of the floors and the chambers across floors at Owen Dixon Chambers East, including a new video conferencing and meeting space and upgrade of the utility and kitchen facilities for the floors.
- Facilitation of subscriptions to Zoom, Microsoft Teams and Webex; 240 subscribers to the new mobility telephone option Rainbow; development of a new Managed Desktop and Printer solution across BCL floors.
- Improved Wi-Fi with 75 new wireless access points.
- 11 new Video Conferencing rooms across our buildings.
- Further implementation of cyber security initiatives including a new URL protection for internal messaging.
- Refresh of the Owen Dixon Chambers East and Douglas Menzies Chambers technology network.

BCL has done a fantastic job in the refurbishment on level 7, ODCE, particularly with all the challenges the pandemic presented. We remain grateful to BCL for their efforts in improving our work environment and amenities.

Barrister, Owen Dixon Chambers East

Even with the pressures of COVID, BCL were very happy to entertain the refurbishment of the floor. Our experience was terrific. BCL was always inclusive in regards choices, options and decisions about the works and also the furnishings to be implemented and ordered.

Barrister, Douglas Menzies Chambers

Castan Chambers





Castan Chambers

## What do we do?

### Our People

- A team of specialists in Technology, Property and Service supplying a combination of in house and contracted services to provide a more cost effective, efficient, and professional service delivery (with faster and more responsive turnaround times) to the Bar.
- A dedicated Service Desk at Owen Dixon Chambers East and remotely as required through restrictions to continue to be present and support through 9225 8888 and by email.
- Increased resourcing of BCL people and contractors including security throughout the pandemic to ensure that the Bar was able to operate as safely as possible during the pandemic.

### Our Buildings & Chambers

- A dedicated Chamber Management team managing the end-to-end processes and requirements of moves across the 77 floors and 1,358 chambers in 7 Buildings on 30-day occupancy rules.

- Property specialist knowledge and procurement of trades in managing and coordinating a range of maintenance, joinery, design, and fit out programmes whilst maintaining the integrity of the buildings to provide a range of chamber options, improving amenity and use of space to foster a collegiate environment for the Bar.
- A dedicated property team to support all tenants, barristers, employees, and clerks.

### Technology & Network Solutions

- A highly qualified and dedicated Technology team providing relevant, reliable, competitive, innovative technology and network solutions and services with an understanding of risk and security to see barristers into the future.

## Operational Snapshot

### Service Desk

- Fully staffed Service Desk at Owen Dixon Chambers East and support provided from level 13, 200 Queen Street.
- 19,894 service calls received.
- 18,855 emails received.
- Average of 66% of requests resolved on the spot and 34% logged as a service request.

### Chamber Management

- Full end to end chamber management, assisting barristers and the floors in the co-ordination of moving in and out of chambers.
- 11,914 emails received.
- Occupancy remains high at 92% (98% FY2020).
- Total number of sharers 293 vs last year 289.
- Total number of movements 772 (barristers joining BCL, moving within buildings or vacating).
- Rent relief in FY21 - 1,478 applications processed, \$1.26 million provided.

### Property

- Total of 3,395 service requests.
- 65% of all high priority or urgent work orders completed in 24 hours.
- Chamber preparations, relocation support, joinery alterations and installations, access requests, chamber moves, signage, and regulatory compliance across all BCL properties.
- Implementation of COVID-19 Safety Management Plans across all BCL properties

### Technology & Network Services

- 8,323 IT service requests fulfilled with 80% same day completion.
- 1,032 Phone service requests fulfilled with 72% same day completion.
- Facilitated over 3 million telephone calls.
- 40 million emails processed.
- 38% suspect messages received by BCL and blocked. 17% less than FY20, indicating an improvement in the Bar's reputation in cyber security resilience.
- 48,000 impersonation attempts blocked. Up 20% from FY20, indicating scammers are working harder to steal your information.
- 20 new managed printers rolled out to BCL floors.

### BCL Managed Floor Practice Support Services (PSS)

- Nine floors across BCL buildings are managed by BCL employees through the managed floor services.
- 12 BCL employees manage a floor budget, provide para legal, administration and secretarial support to approximately 250 barristers in chambers.



Our Board Members



**Adrian J Finanzio SC**  
BA, LLB  
Acting Chairman



**Penelope A Neskovic QC**  
B Ec, LLB (Hons) (Tas)



**Mick Brennan**  
B Com (Qld), CA



**Susan Brennan SC**  
BA, LLB (Hons) (Melb)



**Samuel Hay QC**  
BA, LLM



**Catherine Walter AM**  
LLB (Hons), LLM, MBA (Melb)



**Paul Clark**  
B Bus (Acc); FCA EMBA  
(AGSM).  
SFFinsia; GAICD  
Managing Director and  
Chief Executive Officer



**Eugene Wheelahan QC**  
BA, LLB, LLM, FTI  
Appointed 1 June 2021



**John Karkar QC**  
LLB (Hons) (Melb); LL.M. (Melb)  
Ceased 17 June 2021

# Financial Statements

## Statement of Comprehensive Income

Our operating profit before tax has risen from \$3.0 million to \$4.5 million in FY2021. This improvement is the result of reduced property expenditure in line with reduced occupancy of the buildings during the pandemic and reduced finance costs.

Whilst most costs incurred are fixed despite levels of occupancy (such as rent, insurances and technology costs) we continue to review all our expenses with all major expenses and contracts put out to competitive tender. These contracted costs are required to be paid regardless of whether the Bar were in chambers.

## Statement of Financial Position

As was the case in FY2020 our net assets fell during FY2021 because of the reduction in the value of properties by \$1.6m (FY2020 \$4.0 million).

This fall in value continues to reflect the economic uncertainty resulting from the pandemic. Cash on hand at the end FY2021 has fallen by \$1.1m compared to FY2020, again this reflects the pandemic uncertainty and is due to the growing receivables resulting from unpaid rent and reduced revenue.

Most cash on hand is prepaid rent for the FY2022 year and is refundable should any prepaid Barristers leave chambers.

## Statement of Cashflows

During FY2021 we generated cash flow of \$4.8 million compared to \$10.2 million in FY2020. This fall is attributable to growing receivables (unpaid rent) and reduced income.

\$5.9 million was reinvested into providing services to the Bar mainly though property improvements with expenditure predominantly focused on our owned buildings. The net result was a fall in cash at year-end of \$1.1 million.

## Statement of Comprehensive Income

Financial Results 2021 extracted from the signed Financial Statements for the year ended 30 June 2021

	2021	2020		Note
<b>Revenue from contracts with customers</b>	43,003	43,399	(396)	1
Employee benefits expense	(4,883)	(4,265)	(618)	2
Depreciation and amortisation expense	(15,046)	(14,923)	(123)	3
Utilities and Taxes	(2,594)	(3,133)	539	4
Other property and general expenses	(4,409)	(6,810)	2,401	5
Building management expenses	(7,903)	(6,778)	(1,125)	6
Technology expenses	(1,779)	(1,250)	(529)	7
Finance expenses	(1,845)	(3,241)	1,396	8
<b>Operating profit before tax</b>	<b>4,544</b>	<b>2,999</b>	<b>1,545</b>	
Gain (Loss) on revaluation of investment properties	(4,656)	(6,746)	2,090	9
Fair value gain (loss) on interest rate hedges	292	413	(121)	10
Income tax expense	486	633	(147)	
<b>Profit (Loss) after income tax</b>	<b>666</b>	<b>(2,701)</b>	<b>3,367</b>	

### Statement of Comprehensive Income Notes

1. Fall in revenue due to rent relief and increase in vacancies.
2. Total employment costs including accrued annual and long service leave.
3. Under accounting standards (AASB16) Depreciation now includes the reduction in the capitalised value of the leases as well as depreciation of plant and equipment.
4. Reduced utilities because of lower use of chambers.
5. Reduced other expenses including provision for makegood
6. Outgoings expenses on leased properties increased \$490k (Land Tax), general repairs and maintenance increases \$270k.
7. Increase is the result of various Technology projects including further security upgrades, cloud services and improved internet services.
8. Due to a change in accounting standards (AASB16) the implied interest cost of the leases (\$1.533m) is now expensed. Debt related finance costs totaled \$1.708m (FY20 \$1.847m)
9. Property valuation fall reflecting the economic conditions resulting from covid.
10. Recognition of movement in interest rates and shortening length of remaining fixed hedge contract.



Statement of Financial Position  
Financial Results 2021 extracted from the signed  
Financial Statements for the year ended 30 June 2021

	2021	2020	Note
<b>Current assets</b>			
Cash and cash equivalents	9,083	10,204	1
Trade and other receivables	4,293	1,810	2
Current tax receivables	719	-	3
<b>Total current assets</b>	<b>14,095</b>	<b>12,014</b>	
<b>Non-current assets</b>			
Property, plant, and equipment	34,486	36,232	4
Intangible assets	153	153	5
Right-of-use asset	59,827	70,659	6
Investment properties	275,800	277,400	7
<b>Total non-current assets</b>	<b>370,266</b>	<b>384,444</b>	
<b>Total assets</b>	<b>384,361</b>	<b>396,458</b>	
<b>Current liabilities</b>			
Trade and other payables	1,649	3,765	8
Lease Liabilities	12,207	12,033	9
Contract Liabilities	7,357	6,177	10
Derivative financial instruments	333	340	11
Provisions	1,157	817	12
Tax Liability	-	1,583	13
<b>Total current liabilities</b>	<b>22,703</b>	<b>24,715</b>	
<b>Non-current liabilities</b>			
Contract Liabilities	673	447	14
Borrowings	45,000	45,000	15
Lease Liabilities	70,151	81,009	16
Derivative financial instruments	-	285	17
Deferred tax liabilities	23,509	24,340	18
Provisions	4,245	3,248	19
<b>Total non-current liabilities</b>	<b>143,578</b>	<b>154,329</b>	
<b>Total liabilities</b>	<b>166,281</b>	<b>179,044</b>	
<b>Net assets</b>	<b>218,080</b>	<b>217,414</b>	
Contributed equity	10,187	10,187	
Other Reserves	(332)	(624)	20
Retained earnings	208,225	207,851	21
<b>Total equity</b>	<b>218,080</b>	<b>217,414</b>	

Statement of Cash Flows  
Financial Results 2021 extracted from the signed  
Financial Statements for the year ended 30 June 2021

	2021	2020	Note
<b>Cash flow from operating activities</b>			
Receipts from customers	45,345	46,128	1
Payments to suppliers and employees	(23,782)	(24,205)	2
	<b>21,563</b>	<b>21,923</b>	
Interest received	2	7	
Interest and other costs of finance paid	(1,845)	(3,241)	3
Income taxes paid	(2,648)	1,453	4
<b>Net cash inflow from operating activities</b>	<b>17,072</b>	<b>20,142</b>	
<b>Cash flows from investing activities</b>			
Payments for property, plant, and equipment	(2,891)	(4,833)	5
Payments for investment property improvements	(3,056)	(2,746)	6
<b>Net cash (outflow) from investing activities</b>	<b>(5,947)</b>	<b>(7,579)</b>	
<b>Cash flows from financing activities</b>			
Repayment of borrowings	-	(192)	7
Principal elements of lease payments	(12,246)	(9,957)	8
<b>Net cash inflow from financing activities</b>	<b>(12,246)</b>	<b>(10,149)</b>	
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>(1,121)</b>	<b>2,414</b>	
Cash and cash equivalents at the beginning of the financial year	10,204	7,790	
<b>Cash and cash equivalents at the end of the financial year</b>	<b>9,083</b>	<b>10,204</b>	<b>9</b>

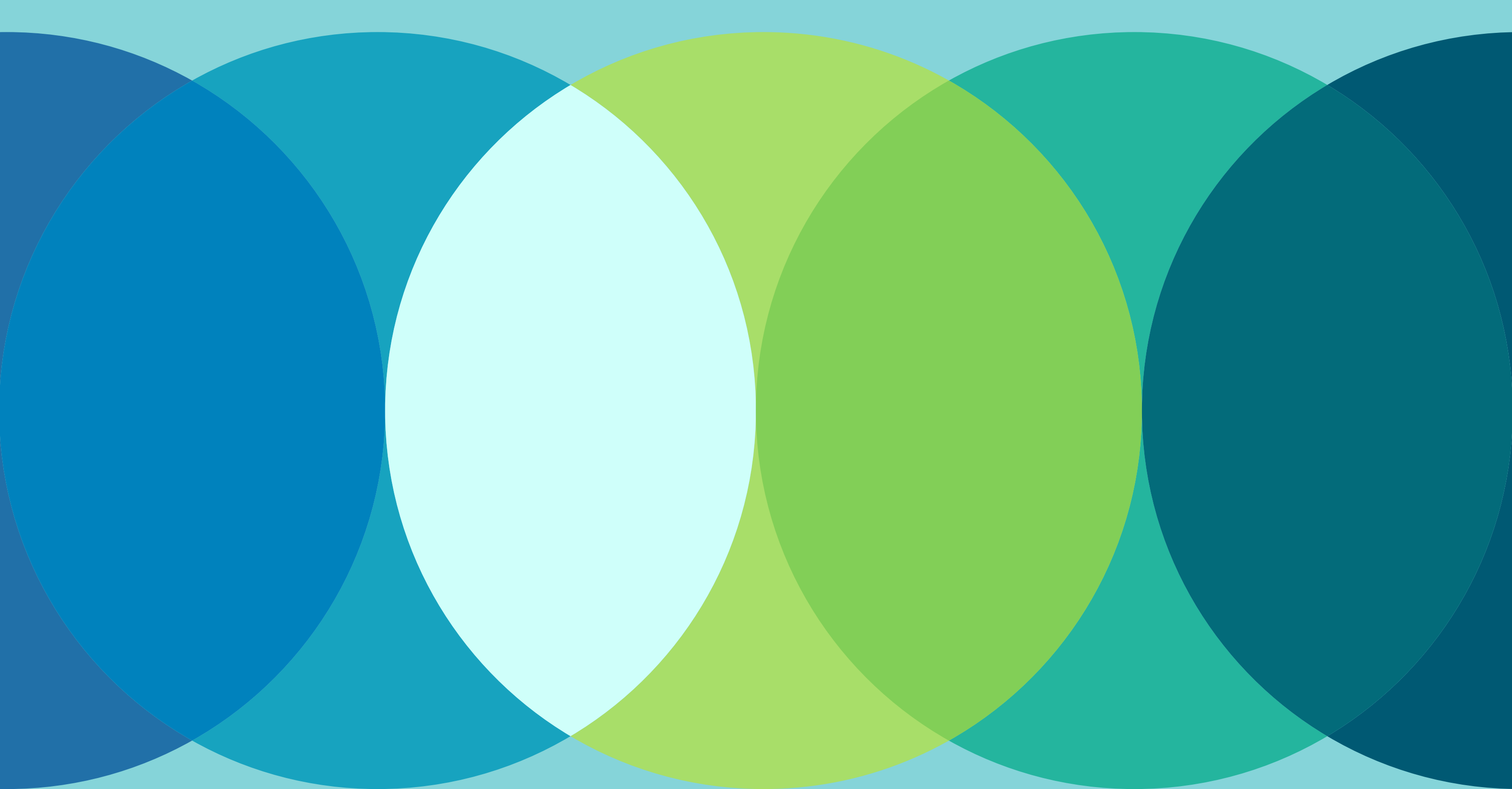
Statement of Financial Position Notes

- Fall in cash reflects the fact that the reduction in cash received in rent exceeded the reduction in costs we were able to achieve. This is because most of our costs are fixed (rent payable to landlords, rates, land tax, insurance etc.). \$6.0m of this cash is prepaid rent for the FY2022 year and is repayable to barristers at any time.
- Receivables have increased as fewer barristers pay given the impact of COVID-19.
- COVID-19 company tax.
- The reduction in Property Plant and Equipment reflects depreciation of our existing assets more than new capital expenditure. Capital expenditure has been deliberately reduced for FY 21 because of COVID19.
- Setup costs of Opus serviced offices business.
- Capitalised value of the external leases BCL has entered at Castan, Ninian Stephens, Aickin and Isaacs Chambers. Value reduces each year as the leases cessation date nears.
- Market value of Douglas Menzies, Owen Dixon West, and Owen Dixon East properties.
- Amounts owed to suppliers including landlords.
- Value of the rental payments for our leased properties over the next 12 months.
- Amounts owed to Barristers for prepaid rent for the period ending June 2022.
- Interest rate hedge contract amounts owing as at 30 June for the next 12 months based on year end interest rates.
- Employee entitlements owed as at year end.
- No tax owed as at 30 June 2021 as tax instalments paid during 2021. No tax instalments paid during 2020 due to covid relief.
- Amounts owed to Barristers for prepaid rent for the period extending beyond June 2022.

- Facilities renewed until May 2023.
- Value of lease liability recognised under new accounting standard (AASB16) for the period beyond 30 June 2022.
- No non-Current hedge debts as at 30 June. Hedge contract ceases May 2022.
- Recognition of potential tax payable resulting from revaluations.
- Progressive recognition of costs to make good, leased properties. Full liability recognised by end of each lease.
- Refer to note 10 of the Profit and Loss for movement details.
- Reduction compared to FY19 resulting from FY20 loss.

Statement of Cash Flows Notes

- Decrease the result of the negative impacts from COVID-19 (i.e. higher vacancies, rent relief and fewer barristers paying rent).
- Reduction because of reduced operating costs with BCL, where possible, reducing costs in line with reduced occupancy. These cost reductions were partially offset by increased rents, land tax, rates, and insurance.
- Reduced interest costs reflect fall in interests rates and the hedge contract ending.
- Payment of income tax for the 2021 Year. Prior year reflects refunded tax paid in Covid-19 assistance.
- Reduced capital expenditure during FY2021 due to the uncertainty around BCL's financial viability resulting from COVID-19.
- Increase relates to contracted works during FY2021.
- No debt repayment during FY2021. Small repayment during the FY2020 year.
- Lease payments on rented properties
- Fall in cash reflects reduced operational performance because of COVID19. \$6.0m of this cash is prepaid rent for the FY2021 year belonging to Barristers.



Barristers' Chambers Limited  
Level 13, 200 Queen Street  
Melbourne VIC 3000

T: 03 9225 8888  
E: [servicedesk@vicbar.com.au](mailto:servicedesk@vicbar.com.au)  
W: [bcl.net.au](http://bcl.net.au)