Exemption Request – Anti-Dumping Measures on Aluminium Windows and Doors from China

Nov 2, 2026 ·

PUBLIC RECORD

The Commissioner Australian Trade Remedies Commission

By email:

clientsupport@atrc.gov.au

investigations1@atrc.gov.au

senator.ayres@aph.gov.au

Dear Commissioner,

Application seeking an exemption from anti-dumping measures – Investigation No. 691, Aluminium windows and doors exported from the People's Republic of China (TRN 2026/147)

Balmain & Co Pty Ltd seeks an exemption under sections 8(7)(a) and 10(8)(a) of the *Customs Tariff (Anti-Dumping) Act 1975* (Ground One) for aluminium windows and doors from China supplied to NCC Class 2 to Class 9 construction projects.

We ask that the application be examined concurrently with Investigation 691 and determined in the final report due 16 December 2026, as the Commission has done for the other applications on the public record.

This application is made in addition to, not in lieu of, our submission (EPR-517) of 21 October 2026 that generally no measures should be imposed at all.

Item	Detail
Applicant	Balmain & Co Pty Ltd (ABN 71 613 663 817)
Street address	Level 1, 168–174 Dorcas Street, South Melbourne VIC 3205
Contact	Eric Lambers, Pre Construction Manager
Telephone / email	(03) 9690 8949 · 0491 227 269 · el@balmainandco.com.au

Item	Detail
Interest	Commercial builder and end user. Balmain & Co procures imported aluminium windows and doors for installation in Class 2–9 projects, including those that are under executed head contracts.
Goods and tariff	Aluminium windows and doors as described in the Dumping Commodity Register (windows up to 3.0 m × 4.0 m, doors up to 3.0 m × 7.0 m; curtain wall excluded); tariff 7610.10.00, statistical code 12
Country	People's Republic of China
Ground relied on	Ground One – like or directly competitive goods are not offered for sale in Australia to all purchasers on equal terms under like conditions, having regard to the custom and usage of trade

Other interested parties: Ventora Group Pty Ltd and the Australian Glass and Window Association (applicants); Australian producers contacted (Stegbar, Trend Windows & Doors, A&L Windows, Regency Windows, ARCH Windows, Accent); Chinese suppliers (name – withheld); the Australian Border Force (administration).

1. Background

Securities of 5.3% to 73.3% have applied to aluminium windows and doors from China entered for home consumption since 15 October 2026 (TRN 2026/147).

Balmain & Co is head contractor for multiple projects, in a similar instance to other builders nationally. I reference a current project, comprising approximately 3,500 m² of window and door area, for 86 apartments. The facade specification is a fully jambed commercial suite (not a residential suite): 250 mm centre-glazed framing with perforated frit banding at ground and level 1, insulated spandrels and mullions above, thermally broken double low-E IGUs (6/12/6, laminated 6/12/7.6 to eastern elevations) and a Dulux Kinetic Bronze finish.

What we are asking for. An exemption for aluminium windows and doors from China supplied to NCC Class 2 to 9 projects, on the conditions in section 8. In the alternative, a narrower exemption for commercial framing suites and for projects committed before 15 October 2026 (to projects that already have a town planning permit, head contract or supply contract in place).

Relationship to other applications. This application overlaps with Broad Windows (EPR 691-449) and Ironside Construction (EPR 691-434). It expands upon those submissions and what the applicants criticised in EPR 691-454: written refusals from Australian producers, including three Ventora-owned brands, for a specific Class 2 project of the size the applicants maintain that the industry is able to supply.

The construction industry is struggling, with project feasibilities not stacking, and companies going into liquidation at an increased rate. The industry requires relief from increased costs; not further taxes and charges and levies and fees.

2. Projects committed before the securities took effect

Securities of up to 73.3% were imposed overnight on 15 October 2026 with no transitional period. Every development already in the pipeline that day had fixed its window cost at each stage – the town planning permit, the feasibility and finance approval, the builder's tender and head contract, and the window subcontract – on duty-free import prices.

Developers, including the Federal Government under the HAFF social housing projects; purchase sites based on a discrete feasibility study. They assess the costs involved in developing, and take a risk years in advance to buy a site, and commit to navigating the timely and obstructing planning process.

Builders, are required to sign onto competitive fixed price contracts, and tight deadlines.

Suppliers, are also required to sign onto fixed price contracts

These stakeholders cannot adjust to the measures, as they're already committed. A developer or a builder on a committed project has no good option. Paying the security breaks the feasibility and the fixed contract sum. Switching supplier means redesign, new dies and engineering, re-certification and possibly re-endorsement of facade plans under the permit, followed by 16–26 week lead times – and local producers decline the work (section 3).

Every day of that delay runs into liquidated damages of more than $15,000 under head contracts.

This does not create "on equal terms under like conditions". The head contract gives no right to recover the security from the client, or to pass the cost onto the end user.

The measures will add to builder and subcontractor failures. Construction was the worst-hit industry in FY2025–26, with 3,472 companies entering insolvency, about 25% of all insolvencies (ASIC data via Accountants Daily).

Window packages are about 2% of a commercial contract, so a 73.3% security adds roughly 1.5% of contract value – heavily eroding any margin that is left on a multi-year commitment with rising inflation and wages.

It falls on builders and on the small window installers and suppliers beneath them, and one builder's failure flows down to every subcontractor on its projects. We therefore ask that:

1. goods be exempt for any project that, before 15 October 2026, held a town planning permit, or had an executed head contract or window supply contract. This is considered very easy to establish and administer
2. the exemption ends when the permit lapses under its own conditions (commonly two years to commence and four to complete), or at a fixed date of 31 December 2028, whichever is earlier; and
3. the Commissioner recommend against retrospective duty under section 269TN for those goods, and that securities already taken on them be released.

This relief is time-limited and verifiable. Planning permits are dated and issued by a responsible authority, and are publicly searchable. They answer the applicants' objection that project-based conditions cannot be checked at the border (EPR 691-454). We recognise that the Commission's FAQ treats goods ordered before 15 October 2026 but exported after it as subject to securities, and that

commitment timing is not on its own a statutory ground. We put it as part of the "equal terms under like conditions, having regard to the custom and usage of trade" test, and as a matter for the Minister's discretion.

3. Australian producers do not offer these goods for a commercial-scale project

Each relevant Ventora Group brand that we approached declined to quote our Class 2 project, and of the AGWA members in Victoria, several exclusively import Chinese windows; whilst only one manufacturer (Arch Windows) expressed genuine interest, albeit caveated that 3,500m2 would be a very large project for them and take up most of their capacity.

This is the direct evidence the applicants said was missing when they told the Commission that the industry "offers and supplies like goods to projects of that scale in the ordinary course of trade" (EPR 691-454, section 4).

3.1 Ventora Group – the lead applicant

Ventora (formerly JELD-WEN Australasia) has about 5,000 employees and 41 manufacturing sites (Platinum Equity). Several companies are not relevant to AWD, as they're items such as shower screens, timber doors, sash windows etc.

The SEF records it running at about 80% capacity utilisation (SEF 691, section 4.7.3) – i.e. spare capacity existed. However, it's brands still declined our project as outside their scope:

Producer	Ownership	Date	Response (verbatim)
Stegbar	Ventora	26 Oct 2026	"Unfortunately we would not be able to do this, it is production out of scope. We recommend contact a local builder in your area."
Trend Windows & Doors	Ventora	27 Oct 2026	"Sorry Trend will not be quoting on this project."
A&L Windows	Ventora	28 Oct 2026	"None in particular. We're not in commercial market." (in reply to a request to recommend anyone with capacity for ~3,500 m²)
Corinthian / Breezway etc	Ventora		They do not manufacture commercial windows

The A&L reply matters most. Asked to name any producer with capacity, a Ventora business could name none.

3.2 AGWA members in Victoria

We reached out to AGWA members in Victoria between and asked them if they would be interested in quoting our work. Of the 10 listed members, only Arch expressed interest.

Sunny, Procon – Chinese

Producer	Date	Response
Regency Windows, Thomastown	29 Oct 2026	"Sorry, but this is a bit beyond us."
Arch Windows, verbal	29 Oct 2026	Can service commercial projects, but 3,500m2 glazing would occupy its entire production line for an unacceptable amount of time
Accent Windows	30 Oct 2026	“Thank you for your email however it is not something we do. Best of luck finding a suitable supplier”
Sunny, Procon		Chinese Importers
Perfect Windows		uPVC, not relevant
Paradise		Local, houses only
Perfect Windows and Doors		Local, uPVC
3D Glass and Aluminium		Local, resi and shopfronts
Astra		Local, Fitout Contractor
Auspro		Local, AWS, resi
Tucks Windows		Local, small resi/fitout
Wimmera Glassworks		Local, resi and balustrades

One producer (Arch) being able to take the job only by halting all other work is not supply "to all purchasers on equal terms under like conditions". A builder cannot rely on it for programme and quality, and Arch could not supply a second concurrent project.

Victoria approved 10,284 apartments in four-storey-plus buildings in the latest 12 months (Property Council), so the gap is market-wide, not unique to us.

3.3 Why this differs from the SEF finding

The SEF found the industry "supplies projects across Class 1 buildings through to Class 9 buildings" (section 4.7.3) on tender evidence held confidentially.

That finding concerns the industry as a whole and does not say any producer offered goods to *this* class of purchaser on equal terms.

Ground One turns on what is offered to the purchaser. Here, the producers themselves say they will not offer.

3.4 Response to Australian industry submissions on capacity

EPR	Interested party	Role	Refutation of submission
418	Reynaers Aluminium	Local supplier	Reynaers list 7 Australian projects, spanning from 2012 through to 2025. They have not completed a suitable commercial project of reference in Australia since 2020, outside the time limits of this investigation. Of the 148 projects that are listed as Commercial, or Office/Public Use on their website, only 3 are in Australia, and all are before 2020. Reynaers' work is predominantly in Europe or residential, and their submission should not be deemed to be evidence of the local market's capacity to deliver. Further, their largest project in Australia – Perth Arena – was in 2012 and was subcontracted out to Alcom, who are no longer in operation. It is not clear from Reynaers' website if the windows on that project were manufactured locally or abroad.
454	Ventora / AGWA	Applicants	The Applicants have responded to previous requests to consider window wall as an exemption, as well as the already agreed upon curtain wall. The Applicants maintain that the local industry has capacity to service the commercial market. This is not the case, as we have tried to obtain quotes for large commercial projects from AGWA members and the Ventora Group companies directly (sections 3.1 and 3.2). If AGWA members and Ventora Group companies can't supply larger commercial, Class 2–9 window wall projects, it raises the question why submission 454 was made and why the Applicants maintain window wall should be included in the goods under consideration.

4. Warranty terms are not equal

Chinese suppliers gives a 15-year warranties to be back to back with Construction Contracts, which is double the system warranty published by any of the three largest Australian manufacturers.

Warranty is a term of sale, so goods sold with a 6–7 year warranty are not offered "on equal terms" with goods sold with a 15-year warranty.

Supplier	Published warranty
Chinese supplier (name withheld)	15 years powercoating
Alspec	7-year guarantee on window and door products
AWS (Architectural Window Systems)	6 years on system design and performance

Two further points matter to a Class 2 builder:

- **Single point of liability.** The Australian model splits the warranty between the extrusion manufacturer, the fabricator, the hardware maker and the powder coater. A head contractor carrying defect liability to an owners corporation or Client needs one counterparty for the whole unit.
- **Liability exposure.** Building owners in Victoria can bring building actions for up to 10 years after the occupancy permit (Building Act 1993 (Vic), s 134). A 6–7 year product warranty leaves the builder exposed for the remaining years; a 15-year warranty covers the whole period.

5. Dies and extrusions not available in Australia

Chinese suppliers can extrude project-specific profiles from existing dies that do not exist in Australia; locally, each would need a new die cut at the builder's cost and lead time. The Commission counted just nine Australian extruders, and its own Capral verification noted customer-specific profiles "require special dies", charged to the customer or amortised into price (Investigation 591, Capral verification report).

Goods made from profiles that no Australian producer currently holds are not "like goods" in the physical sense the Dumping and Subsidy Manual applies. In EX0086 the Commission found that a significant difference in one physical characteristic was enough to make goods neither like nor directly competitive (cited in EPR 691-507, para 7.5.2).

6. Engineered external fitments

Chinese facade suppliers design, test and supply external fitments – sunshades, fins, perforated frit banding, spandrel panels – as part of the window unit, with integrated engineering and shop drawings.

The Australian producers we approached do not offer this. Their offer stops at the window frame, which leaves the builder to procure, engineer and coordinate the fitments through separate trades.

For one current project, this covers:

- perforated frit banding across the ground and level 1 centre-glazed facade;
- insulated spandrel panels and mullions on the upper levels; and

- architectural sunshades/fins

The Commission has accepted that "certain construction projects involve higher engineering and specification requirements" (SEF 691, section 4.7.3).

A window supplied with engineered, certified attachment points and integrated fitments is a different commercial offer from a bare frame. It is not offered by the Australian industry on like conditions.

7. The downturn, not commercial imports, explains the industry's decline

The Australian industry's lost volume tracks a construction downturn driven by interest rates, costs, rising wages, taxes and builder failures. Class 2–9 imports did not cause it.

The SEF itself found the market has contracted since FY2023 (section 9.9.2), and that Ventora's unit cost to make and sell rose about 25% over the injury period as its production fell (section 9.9.4). Neither is caused by imports into a segment Ventora's own brands decline to quote.

Indicator	Figure	Source
Cash rate	0.10% to 4.35% (May 2022 – Nov 2023, +425 bp); four further rises in 2026 to 4.60% on 29 Sep 2026. The RBA notes new housing loans "have declined noticeably" and prices have fallen in most capitals	RBA, 29 Sep 2026; Central Banking
Construction insolvencies	3,472 construction companies entered insolvency in FY2025–26, about 25% of all insolvencies and the worst-hit industry	ASIC data via Accountants Daily, 22 Jul 2026
National dwelling commencements	41,600 in the quarter, down 13.9% year on year and the lowest in over a decade; detached houses down 15.8%	ABS via The Urban Developer, 8 Jul 2026
Victorian completions	54,842 in the 12 months to March 2026, the lowest in a decade, against an 80,000 target	Property Council
Victorian apartment approvals (4+ storeys)	10,284 in the latest 12 months, down 21%; cited causes are taxes, contributions, construction and finance costs	Property Council
Melbourne apartment supply	Inner and middle ring completions forecast to fall 50% from 12,265 a year (2016–21) to 6,780 a year (2022–27); ~35,000 permits stalled	UDIA Vic / Urbis, Aug 2024

Three points follow:

1. **The residential downturn hit Ventora's core market.** Detached houses (Class 1) led the fall in commencements. That is the segment the Ventora brands told us they serve.

2. **Imports keep Class 2–9 projects viable.** Class 2 projects are stalling on feasibility. Removing a cost-competitive window package will push more below the viability line. Fewer projects will start, and Australian producers will not gain any of that work, because they do not quote it anyway.
3. **Cost inflation is domestic.** The SEF found Ventora's raw material costs rose about 7% more than the LME aluminium price, and its labour share of costs is much higher than exporters' (section 9.9.4). These are efficiency and input-cost factors that section 269TAE(2A) requires the Commission to separate from dumping.

An exemption for Class 2–9 goods would therefore not undo any protection the measures give the industry in its core Class 1 market.

Perception of the process. Across the construction industry, many perceive that this investigation's outcome was settled before the evidence was weighed, and that due process inviting submissions is simply being followed for face value only.

That perception is fed by the scale of government support already given to the domestic aluminium industry. Only recently, Federal and state governments have committed about $4.7 billion to Australia's aluminium smelters in 2026 alone:

Smelter	Support	Funded by	Announced	Source
Tomago (NSW)	$2.5 billion over 10 years	Commonwealth and NSW	Aug 2026	RenewEconomy
Boyne (QLD)	$2.0 billion over 10 years	Commonwealth and Queensland, $1 billion each	Mar 2026	Minister for Industry
Bell Bay (TAS)	$0.2 billion over 5 years	Commonwealth and Tasmania, about $100 million each	1 Oct 2026	ABC News
Total	**$4.7 billion**			

We do not suggest the Commission has prejudged this matter. We ask that the final report deal openly with the evidence in this application, including the refusals in section 3, so that downstream industries can see their case was weighed on its merits.

8. Formal Exemptions sought

We ask the Commissioner to recommend that the Minister exempt the following goods from interim and final dumping and countervailing duty under sections 8(7)(a) and 10(8)(a), from the date of this application. The descriptions are tiered so the Commission can grant the widest one it can administer.

1. **Class 2 to 9 projects.** Aluminium windows and doors from China for installation in a building classified Class 2 to 9 under the NCC, where the importer holds at entry (a) the building permit stating the classification, (b) the head contract or supply contract naming the project. It may be

necessary to include a project value, it is proposed that projects above $15m *head contract* value would be exempted

2. **Commercial framing suites.** Aluminium windows and doors with a frame or mullion depth of not less than 150 mm, centre- or front-glazed, supplied as a project-specific facade package with integrated spandrel, banding or sunshade attachments.
3. **Projects committed before 15 October 2026.** Goods for a project that, before 15 October 2026, held a town planning permit or an executed head contract or window supply contract. Evidence: the dated permit and endorsed plans or the contract, cross-referenced to the window schedule. Ends when the permit lapses or on 31 December 2028, whichever is earlier (section 2).

The applicants argue end-use conditions cannot be policed at the border (EPR 691-454, section 3). Description 1 answers that with documents that already exist for every Class 2–9 building and can be lodged with the entry. Description 2 relies only on the goods; description 3 on dated, publicly searchable permits and executed contracts.

Yours sincerely,

Eric Lambers

Pre Construction Manager, Balmain & Co Pty Ltd

el@balmainandco.com.au ·

0491 227 269

Attachments

Responses from Local Contractors

- A&L – Declined
- Accent – Declined
- Regency – Declined
- Stegbar – Declined
- Trend – Declined
- G. James - Declined

Reference documents

- SEF 691 and TRN 2026/147 (PAD 691)
- Dumping Commodity Register – Aluminium windows and doors; Investigation 691 FAQs
- Exemption applications: Broad Windows (EPR 691-449), Altop (691-430), Well Smart (691-507), AUTU (691-512)
- Ventora / AGWA response to exemption applications (EPR 691-454)

Balmain&Co.

Eric Lambers <el@balmainandco.com.au>

[redacted] - 3,500m2 Commercial Windows RFT

Accent Windows Sales <sales@accentwindows.com.au> 30 October 2026 at 08:47
To: "el@balmainandco.com.au" <el@balmainandco.com.au>

Good morning

Thank you for your email however it is not something we do.

Best of luck finding a suitable supplier.

Kind Regards

[redacted]

ACCENT®
ALUMINIUM WINDOWS & DOORS

Office hours: Mon-Thurs: 7.30am till 4pm, Fri: 7.30am till 2pm, Sat: 8am till 12 Noon - Closed Public Holidays

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From: Eric Lambers <el@balmainandco.com.au>
Sent: Thursday, 29 October 2026 5:51 PM
To: Accent Windows Sales <sales@accentwindows.com.au>
Subject: [redacted] - 3,500m2 Commercial Windows RFT

CAUTION: Don't click links or attachments unless you know the sender and content is safe.
Forward suspicious emails to: support@accentwindows.com.au Click for portal

Hi Accent,

Do you supply projects similar to this project in [redacted]. Circa 3500 m2.

- GF and L1 are a 250mm centre glazed with a banding perforated frit, and upper levels are insulated spandrels, bricks and insulated mullions.
- All fully jambed commercial suite not resi suite.
- Thermally broken, double low E 6/12/6. Some of it will be lam to eastern elevations as well, 6/12/7.6.
- Bronze to match dulux kinetic bronze

LINK to the archi file:
[redacted]

Thanks,
Eric

--

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

Head Office | Level 1, 168-174 Dorcas Street, South Melbourne Vic 3205
Queensland Office | 16 Douglas Street, Milton QLD 4064



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Please consider the environment before printing this email.

Caution: Cyber fraud is a serious threat. We take it seriously, and you should too. Beware of hackers impersonating **Accent Aluminium Windows and Doors** to request email payments. Verify bank details with us directly before sending money. We're not responsible for payments to imposters. Use a search engine to find our

Balmain&Co.

Eric Lambers <el@balmainandco.com.au>

RE: New submission from Quote request

Mailbox - AU AL windows <windows@alwindows.com.au> 28 October 2026 at 10:08
To: Eric Lambers <el@balmainandco.com.au>

Hi Eric,

None in particular. We're not in commercial market.

Regards,

[redacted]

A&L WINDOWS | DOORS | ComfortSmart HYBRID

A&L Windows Pty Ltd

[redacted]

131-149 National Drive, Dandenong South, Victoria, 3175

www.alwindows.com.au

Please note: We will be closed Monday 2nd November and Tuesday 3rd November for Melbourne Cup.

A&L Windows Pty Ltd accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

From: Eric Lambers <el@balmainandco.com.au>
Sent: Wednesday, 28 October 2026 10:03 AM

To: Mailbox - AU AL windows <windows@alwindows.com.au>
Subject: Re: New submission from Quote request

You don't often get email from el@balmainandco.com.au. Learn why this is important

CAUTION: This email originated from outside of VENTORA! Do not click links or open attachments unless you recognise the sender and know the content is safe! If you are unsure, verify with the sender by phone.

Thanks,

Can you please recommend someone who'd have capacity?

I estimate it to be circa 3,500m2

Thanks,
Eric

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

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On Wed, 28 Oct 2026 at 10:01, Mailbox - AU AL windows <windows@alwindows.com.au> wrote:

> Hi Eric,
>
> Thank you for considering A&L Windows Pty Ltd for your project.
>
> The project sits outside our product and business scope. You could perhaps try a commercial fabricator.
>
> Regards,
>
> [redacted]
>
> A&L WINDOWS | DOORS
>
> ComfortSmart HYBRID
>
> A&L Windows Pty Ltd

Balmain&Co.

Eric Lambers <el@balmainandco.com.au>

Commercial Windows

[redacted] 29 October 2026 at 15:18

To: "el@balmainandco.com.au" <el@balmainandco.com.au>

Hi Eric,

Sorry, but this is a bit beyond us.

Kind Regards,

[redacted]

REGENCY WINDOWS

Regency Windows

94 Northgate Drive, Thomastown, Victoria 3074

[redacted]

Celebrating 41 years in 2026

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From: Eric Lambers <el@balmainandco.com.au>
Sent: Wednesday, 28 October 2026 2:34 PM
To: Sales <sales@regencywindows.com.au>
Subject: Re: Commercial Windows

Hi - can you please let me know

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

Head Office | Level 1, 168-174 Dorcas Street, South Melbourne Vic 3205
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On Mon, 26 Oct 2026 at 16:26, Eric Lambers <el@balmainandco.com.au> wrote:

> Hi Regency,

I spoke with the sales team today about some commercial windows.

Do you supply projects similar to this project in [redacted]. Circa 2500 m2.

- GF and L1 are a 250mm centre glazed with a banding perforated frit, and upper levels are insulated spandrels, bricks and insulated mullions.
- All fully jambed commercial suite not resi suite.
- Thermally broken, double low E 6/12/6. Some of it will be lam to eastern elevations as well, 6/12/7.6.
- Bronze to match dulux kinetic bronze

LINK to the archi file:
[redacted]

Thanks,
Eric

--

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

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Please consider the environment before printing this email.

Balmain&Co.

Eric Lambers <el@balmainandco.com.au>

Commercial Windows

Trend - InfoLeads - VIC <infoleadsvic@trendwindows.com.au> 27 October 2026 at 07:47
To: Eric Lambers <el@balmainandco.com.au>

Good Morning,

Thank you for the email.

Sorry Trend will not be quoting on this project.

All the best

Hi Vic email,

See below quote / more information request.

Thanks,

Eric

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

Head Office | Level 1, 168-174 Dorcas Street, South Melbourne Vic 3205
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Please consider the environment before printing this email.

---------- Forwarded message ---------
From: **Eric Lambers** <el@balmainandco.com.au>
Date: Mon, 26 Oct 2026 at 16:26
Subject: Commercial Windows
To: <info@trendwindows.com.au>

Afternoon,

I spoke with the sales team today about some commercial windows.

Do you supply projects similar to this project in [redacted]. Circa 2500 m2.

- GF and L1 are a 250mm centre glazed with a banding perforated frit, and upper levels are insulated spandrels, bricks and insulated mullions.
- All fully jambed commercial suite not resi suite.
- Thermally broken, double low E 6/12/6. Some of it will be lam to eastern elevations as well, 6/12/7.6.
- Bronze to match dulux kinetic bronze

LINK to the archi file:
[redacted]

--

Eric Lambers

Pre Construction Manager

Ph | (03) 9690 8949 **Mobile** | 0491 227 269

Email | el@balmainandco.com.au **Web** | balmainandco.com.au

Balmain&Co.

Eric Lambers <el@balmainandco.com.au>

Stegbar Enquiry

[redacted]@ventora.com.au> 26 October 2026 at 15:25
To: "el@balmainandco.com.au" <el@balmainandco.com.au>

Hello Eric,

Thank you for your enquiry. Unfortunately we would not be able to do this, it is production out of scope. We recommend contact a local builder in your area.

Have a great day.

[redacted]

Enquiry Form

How can we help?

Your Enquiry

Quote Request

Your Location

Suburb/Postcode (Required)

Supply

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Note: G.James does not manufacture, supply or service residential windows and doors in Victoria. For all enquiries relating to G.James' products, please contact:

Geelong Glass and Aluminium (03) 5277 3820 or email sales@geelongglass.com.au