

David Morton

National Executive Director

B. Econ., B.Bus. (Prop), AAPI

CHARTER.
KECK CRAMER



David Morton is a National Executive Director of Charter Keck Cramer, a leading Australian strategic property consulting firm. David has over 25 years property experience within the Melbourne market, having commenced with the firm in 1990 and becoming a Director of the company in 1997. For the past fifteen years David has specialised in commercial and industrial valuations and advisory work within Melbourne's CBD, St Kilda Road, suburban Melbourne and other inter-state centres.

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**Leaders in
Property
Intelligence.**

In addition to providing general property consultancy and valuation advice, David has completed various research project advice for Charter clients including the Devine Group, MAB Corporation, Sun Alliance and Royal Insurance. Furthermore, he has represented clients as an expert witness in court proceedings and at various Valuer-General's conferences.

PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Economics - Monash University.
- » Bachelor of Business (Property) - RMIT.
- » Associate of the Australian Property Institute - API Member No. 62475.
- » PCA - Property Council of Australia Member.

SPECIALISATION

- » Melbourne CBD office.
- » Suburban office.
- » Inner urban mixed use commercial/industrial.

INDUSTRY EXPERIENCE

Indicative recent major engagements over the past 5 - 10 years include:

VALUATION ADVICE

Offices

- » Retail/car park and commercial office development, corner Russell and Little Bourke Streets, Melbourne.
- » Botanicca Corporate Park, 572 - 576 Swan Street, Richmond.
- » Ceres House, 528 - 538 Lonsdale Street, Melbourne.
- » 501 Swanston Street, Melbourne.
- » 449 Punt Road, Richmond.
- » Brandon Office Park, 530 Springvale Road, Glen Waverley.
- » Kings Garden Office Park, South Melbourne.
- » Mobil House, 417 St Kilda Road, Melbourne.
- » Dun & Bradstreet House, 479 St Kilda Road, Melbourne.
- » 580 St Kilda Road, Melbourne.
- » 606 St Kilda Road, Melbourne.
- » 176 Wellington Parade, East Melbourne.

- » Country Road building, 658 Church Street, Richmond.
- » Pre-purchase advice for a prospective purchaser in relation to 627 Chapel Street, South Yarra.
- » Motorola and MYOB buildings - Tally Ho Business Park.
- » 600 Glenferrie Road, Hawthorn.
- » 1183 Toorak Road, Hartwell.
- » 1193 Toorak Road, Hartwell.
- » 541 Blackburn Road, Mount Waverley.
- » 390 St Kilda Road, Melbourne

Industrial

- » Various property assets throughout Victoria and Queensland for the Linfox Property Group.
- » Various stand-alone industrial buildings in the range \$2 - \$10 million.
- » Port Melbourne industrial property - \$15 million.
- » Safeway Distribution Centre, Filo Drive, Somerton.
- » Franklins Distribution Centre, Filo Drive, Somerton.
- » Various industrial properties - Melbourne, Brisbane, Townsville - Fowles Group.
- » Derrimut Road, Derrimut - design and construct - purchased by syndicate.

PROJECTS

Public Sector

- » Part of Charter Keck Cramer's team following its appointment by State Government of Victoria Department of Treasury and Finance to develop Government's Melbourne CBD Whole of Office Accommodation Strategy Plan in relation to eight ministries, involving review of existing accommodation and projected accommodation needs (2001).
- » Due diligence and feasibility reporting to the City of Boroondara in relation to key sites owned by Local Government (2001/02).

Not-For-Profit Organisations

- » Advised the Epilepsy Foundation of Victoria on the acquisition of its new office in Surrey Hills.
- » Part of Charter Keck Cramer's team involved with the valuation of all commercial (non-residential) properties owned by the Salvation Army throughout Victoria, South Australia and Western Australia.
- » Strategic property and valuation advice for Geelong Grammar School in relation to its Toorak Campus, Timbertop Campus at Merrijig, Corio Campus in Geelong and the former Highton Campus at Highton within Geelong.
- » Advice provided to the Red Cross in relation to its site on City Road, Southbank.

Private Sector

- » Consultant for valuation and research advice for the R.Corporation/Macquarie Bank consortium during the acquisition of 572 - 576 Swan Street, Richmond and during the conceptualisation of the Botanicca Corporate Park.
- » Consultant for valuation and research advice to developer syndicate and financiers for Eureka project on Melbourne's Southbank.
- » Consultant for valuation and research advice to developer and banking syndicate on feasibility, valuation and related aspects of Melbourne's Queen Victoria site redevelopment by Grocon.
- » Adviser to Challenger International in relation to various individual property acquisitions and portfolio review, including 580 St Kilda Road and Mobil House, St Kilda Road, Melbourne.

- » Valuation and feasibility advice to MCS on the value of air rights above an existing asset in Adelaide (2001).
- » Valuation consultant to Australand on development of Freshwater Place project, Southbank, Melbourne.
- » Adviser to Kuok Group of Singapore on its initial bid for Victoria Harbour and subsequent successful bid for mixed use development in Batman Hill precinct, Docklands, Melbourne.
- » Pre-acquisition due diligence for Goodman Hardie Property Trust on a high profile site within inner eastern Melbourne (2002).

SERVICES

The following services are provided by David or are available from Charter Keck Cramer:

- » Property valuation/consultancy.
- » Mortgage.
- » Acquisition/disposal.
- » Litigation.
- » Income analysis/rental determination.
- » Project feasibility/research.
- » Portfolio strategy.
- » Investment analysis and advice.
- » Site identification/selection.
- » Property diligence.
- » Office accommodation strategy.
- » Tenant representation / advisory services.
- » Lease negotiation services.
- » Transaction management.

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