

# Edmund D'Cruz

National Executive Director - Projects  
[Quantity Surveying & Project Management]

B. Bldg, BPD. [Bldg], FAIQS, MRICS, RBP

**CHARTER.**  
KECK CRAMER



Edmund D'Cruz is a National Executive Director of Charter Keck Cramer, a leading Australian strategic property consulting firm. He joined Charter in July 1999 and is responsible for the Quantity Surveying and Project Management Business Units.

#### Melbourne

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**Australia's most  
trusted & innovative  
property group**

Edmund has over 25 years' experience working both in the Melbourne market and Asia Pacific region. In addition to his work experience in Melbourne, he spent eight years with a leading Quantity Surveying practice, working in Hong Kong, Singapore and Vietnam.

He has extensive Quantity Surveying experience on a wide range of project types and scales, including banking fit-outs, retail, hospitality, railway stations and infrastructure works, educational, industrial, commercial, aged care, residential and subdivisions. He also practices as a Project Manager and Superintendent.

He has also acted as Expert Witness on a number of legal issues.

#### PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Building - The University of Melbourne
- » Bachelor of Planning and Design - The University of Melbourne
- » Fellow Member of the Australian Institute of Quantity Surveyors (AAIQS)
- » Member of the Royal Institution of Chartered Surveyors (MRICS)
- » Registered Building Practitioner - Building Commission Victoria

#### SPECIALISATION

- » Cost planning and cost modelling.
- » Feasibility studies.
- » Estimating.
- » Life-cycle costing.
- » Cash flow forecasting.
- » Elemental and functional area cost analysis.
- » Evaluation of design options.
- » Preparing schedules of rates, bills of quantities, etc.
- » Specification writing.
- » Tender evaluation and reporting.
- » Value management.
- » Insurance replacement valuations.
- » Tax depreciation and scheduling.
- » Final accounts.
- » Construction cost auditing.
- » Post contract services (including progress claim payments, financial reporting and control).

- » Expert witness.
- » Project management.
- » Project superintendent.

#### INDUSTRY EXPERIENCE

Edmund has been involved in a wide range of project types and sizes. The following is a selected list of projects.

#### Aged Care

- » The Domaine, Doncaster.
- » St Ronan's Wood, Glen Waverley.
- » St Judes, Narre Warren.

#### Car Showrooms

- » VW, Prahran.
- » Mazda, Berwick.
- » Audi, Doncaster.
- » Ford, Braybrook.
- » Subaru, Mentone.

#### Civil and Civic Work

- » Taipo Water Treatment Works and Pumping Station, Hong Kong.
- » Subdivision and marina works, Patterson Lakes.
- » Subdivision works, Skye.
- » Subdivision works, Gembrook.
- » South Melbourne Fire Station.

#### Health

- » Greenlife International Hospital, Ho Chi Minh City, Vietnam.
- » Eastbound Medical Clinic, East Bentley.
- » Mount Martha Village Clinic, Mt Martha.

#### Industrial

- » Unilever toothpaste factory, Songbe, Vietnam.
- » Visyboard warehouse, Geelong.
- » Costa cool store, Eastern Creek, New South Wales.
- » Keyside Industrial Estate, Moorabbin.

**Office**

- » Citybank Tower, Sydney.
- » Melbourne World Trade Centre.
- » 451 Lt Bourke Street, Melbourne.
- » Midtown Plaza, Melbourne.
- » Hanoi Tower Centre, Hanoi, Vietnam.
- » Landmark Tower, Ho Chi Minh City, Vietnam.
- » St Kilda Road Towers, 1 Queens Road, Melbourne.

**Railway**

- » Yuen Long KCRC West Rail Station and Infrastructure.
- » Tuen Mun KCRC West Rail Station and Infrastructure.
- » MRT Stations, Singapore.
- » Camberwell Station.

**Education**

- » Knox School, Wantirna.
- » Melbourne University Security Complex.
- » Temasek Polytechnic Singapore.
- » Latrobe University Library Fitout, Bundoora.
- » Various Building Education Revolution (BER) Projects.

**Leisure & Hospitality**

- » Hanoi Stamford Hotel, Vietnam.
- » Quest Serviced Apartments, Jolimont.
- » Quest Serviced Apartments, Ivanhoe.
- » Songe Be Golf Resort, Ho Chi Minh City, Vietnam.
- » Amara Hotel, Ho Chi Minh City, Vietnam.
- » Precinct Hotel, Richmond.
- » Public House, Southwharf.

**Fit-Out**

- » Latrobe University Library Fitout, Bundoora.
- » Victorian Managed Insurance Authority Office fitout, Melbourne.
- » Victorian Responsible Gambling Foundation Office fitout, North Melbourne.
- » Public House Bar and Restaurant fitout, Southbank.

- » Chase Manhattan Bank office fit-out, Hong Kong.
- » Citibank office fit-out, Hong Kong.
- » British Telecom fit-out, Beijing, China.
- » Citibank branch refurbishment to 21 bank chambers, Hong Kong.
- » IBAC office fit-out, Melbourne.
- » Victorian Responsible Gambling Foundation fit-out, North Melbourne.
- » Department of Treasury and Finance office fit-out, Melbourne.

**Retail**

- » Bellpost Shopping Centre, Norland.
- » McCrae Plaza Shopping Centre, Melbourne.
- » Mt Eliza Shopping Centre.
- » Burwood Plaza Shopping Centre.
- » Warrarily Shopping Centre, Armstrong Creek.

**Residential**

- » One Wallace Apartments, Toorak.
- » Alpha Apartments, Melbourne.
- » Trinity Apartments, Port Melbourne.
- » 158 Chapel Street Apartments, Prahran.
- » 47 Wilson Street, South Yarra.
- » Sinclair Apartments, East Melbourne.
- » 9 Barnard Road, Toorak.
- » 164 Mont Albert Road, Canterbury.
- » Tamarind Park Apartments, Ho Chi Minh City, Vietnam.
- » 505 St Kilda Road, Luxury Apartments, Melbourne.
- » Anstey Square, Brunswick.
- » Riva Apartments, Hawthorn.
- » North Apartments, North Melbourne.
- » Magnolia Apartments, Doncaster.
- » Bristol Apartments, Williamstown.

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