



Michelle Summerville

Special Counsel

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OVERVIEW

Michelle Summerville has more than 13 years' experience providing advice and guidance on major real estate transactions in Australia.

Michelle's experience spans across all stages of the development life-cycle including acquisition and structuring through to disposal of assets, government projects, developments for commercial, industrial and mixed use projects, strata and community title and complex leasing (commercial, industrial and retail). She has a diverse client base acting for the government sector, local and overseas developers, institutions, corporate real estate clients and high net worth individuals.

Michelle communicates in plain language, is proactive and maintains a focus on helping clients achieve strategic goals by delivering high quality legal advice and commercial solutions. In 2018, she was recognised as 1 of 15 lawyers in Australia as a "Rising Star" by Doyle's Guide for Australian Property & Real Estate Law.

PROFESSIONAL BACKGROUND

Prior to joining K&L Gates, Michelle was a senior associate at a leading Australian law firm.

ACHIEVEMENTS

- Recognised as Rising Star for Australian Property & Real Estate Law by *Doyle's Guide* (2018)
- Accepted to 500 Women in Property program by *Property Council of Australia* (2018)

PROFESSIONAL / CIVIC ACTIVITIES

- Member of the Law Society of New South Wales

EDUCATION

- B.Com, Western Sydney University, 2005

- LL.B., Western Sydney University, 2005
- Graduate Diploma in Legal Practice, College of Law

ADMISSIONS

- High Court of Australia
- Supreme Court of New South Wales

NEWS & EVENTS

- 11 July 2019, K&L Gates Advises on Acquisition of Montessori Academy Group (*Press Release*)

AREAS OF FOCUS

- Real Estate
- Real Estate Acquisitions and Dispositions
- Real Estate Joint Ventures

REPRESENTATIVE EXPERIENCE

- Acted for a private local developer with residential and mixed use projects in Blacksmiths, McMahons Point and Kirribilli including advising on subdivision documentation, preparation of easements, bylaws, a building management agreement, master contract preparation and management of the conveyancing.
- Acting in relation to the acquisition of an existing caravan park site in Rouse Hill for redevelopment.
- Acting on a project deed and lease with Ku-ring-gai Council for the construction of a commuter car park and community facilities.
- Representing McKinsey & Company in connection its commercial office premises around Australia and most recently in respect to an agreement for lease and lease for 2 levels of commercial space in a premium grade office tower in Melbourne. The \$AUD800 million mixed use development, targeting 5 star NABERS and 6 star Green Star design, includes an office tower with over 43,000 sqm, a 300 room hotel and luxury retail precinct with completion anticipated in 2020
- Acting for a private client on a transaction with a coal mine company for AUD22 million. The deal involves the sale of land to the coal mine so that a rail line extension could be constructed through the property. In addition, the coal mine will transfer water entitlements and land to our client. The complex documentation deals with numerous issues including FIRB, planning approvals, easements, leases and fallback positions if subdivision can not be obtained.

- Acting for NSW Land and Housing Corporation on the strategic conversion of residential leasehold properties to freehold in Millers Point and the sale of those properties to the existing tenants. Also acting for NSW LAHC on the sale and buy back of sites to developers in the neighbourhood program.
- Acting on the sale of a building in the Sydney CBD with several tenancies for AUD50 million.
- Acting for Local Government Super in relation to its shopping centre leasing matters around New South Wales including agreements for lease with national tenants such as Aldi and Woolworths.
- Represented a foreign entity on the sale of "Dixon House", a building in Chinatown in Sydney for \$AUD 61 million. Dixon House is a commercial office building with considerable retail space on the ground floor and lower levels and approximately 130 tenants in occupation.
- Represented NSW Ports in its AUD120M funding contribution to the development of rail infrastructure at Port Botany
- Represented Property NSW on a development agreement with Multiple Sclerosis Limited for the construction of a new neurological facility. This matter involves the subdivision and rezoning of land, temporary licences for occupation of existing facilities, a development agreement for the construction of the facility with capital contributions and the transfer of land following practical completion.
- Represented NSW Ports on its creation and granting of tenur arrangements for the new, AIE liquid natural gas import facility at Port Kembla, which has been designated as state strategic infrastructure development. The work involved negotiating wet land tenure arrangements with the State Government and negotiating documentation for the development and lease of a floating regasification unit and installation of a gas pipeline.