

Louis Megas

Executive Director - Valuations
[Residential Prestige & Projects]

B. Bus. (Prop.), AAPIP

CHARTER.
KECK CRAMER



Louis Megas is an Executive Director of Charter Keck Cramer, a leading Australian strategic property consulting firm. He joined Charter in 1997 and in 2009 was appointed Director of the firms Residential Prestige & Projects Practice Group. Louis has over 20 years' experience within property valuations and was Charter's first Valuer to trial the "home office" scheme which now has grown to incorporate in excess of ten Valuers working from home.

Melbourne

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**Leaders in
Property
Intelligence.**

PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Business (Property) - RMIT
- » Associate of the Australian Property Institute - API Member No. 62633

SPECIALISATION

- » Medium density apartment developments.
- » Master planned townhouse estates.
- » City fringe, inner urban and south east residential project work.
- » High value residences - Albert Park, Middle Park, Elwood and Caulfield North.
- » High value apartments - Southbank, Melbourne and Port Melbourne.

INDUSTRY EXPERIENCE

Louis provides both formal and informal advice to many financial institutions, investors, prospective purchasers, vendors and developers. He has valued or provided property related advice to clients in relation to realisation and purchasing.

Louis' areas of expertise also include discounted cash flow and development feasibility analysis, pre-project pricing "off the plan" and associated marketing reports, general litigation and matrimonial valuations advice and Goods and Services Tax (GST) valuations.

Louis' recent valuation assignments have included the following:

Medium Density Residential Developments

- » William, 90-94 Mimosa Rd, Carnegie – 41 Apartments (4 storey)
- » Habitus, 10-16 Boundary St, South Melbourne – 27 Townhouses (4 Storey)
- » The Royal, 670-676 Glen Huntly Rd, Caulfield South - 27 Apartments (5 Storey)
- » Prince Edward, 30-32 Prince Edward Avenue, McKinnon - 6 Apartments, 11 Townhouses (3 Storey)
- » St Aubins, 6 At Aubins Avenue, Caulfield North – 20 Apartments (2 Storey)
- » Centre Piece, 795-801 Centre Road, East Bentleigh – 103 Apartments (6 Storey)
- » 126-128 Murrumbeena Rd, Murrumbeena – 32 Apartments (3 Storey)
- » Collage, 54-56 Rosstown Rd, Carnegie – 17 Apartments (3 Storey)
- » Vivant, 1170 Dandenong Rd, Carnegie – 26 Apartments (3 Storey)
- » Adelaide St, 1-9 Adelaide St, McKinnon – 34 Townhouses (3 Storey)
- » Bellenden, 820 Ferntree Gully Road, Wheelers Hill – 49 Apartments, 54 Townhouses
- » Alumina, 57 Rouse St, Port Melbourne – 22 Apartments (5 Storey)
- » Oslo, 730A Centre Road, East Bentleigh – 29 Apartments (5 Storey)
- » Port One Eleven, 111 Nott St, Port Melbourne – 26 Apartments (5 Storey)
- » McKinnon Place, 168-176 McKinnon Rd, McKinnon – 23 Townhouses (3 Storey)
- » Pace of Carnegie, 18 Woorayl St, Carnegie – 152 Apartments (13 Storey)
- » The Clarindale, 1213 – 1217 Centre Road, Oakleigh South – 137 Apartments (4 Storey)
- » Lakehouse, 75-77 Palmerston Crescent, South Melbourne – 71 Apartments (9 storey)
- » Elwood House, 2 Pine Avenue, Elwood – 30 Apartments (4 Storey)
- » The Marc, 2 Princes Street, St Kilda – 43 Apartments (4 Storey)
- » 181, 181 Fitzroy Street, St Kilda – 154 Apartments (9 Storey)
- » Meridian, 25-29 Alma Road, St Kilda – 84 Apartments (8 Storey)
- » Holmes Hill, 70 Batesford Road, Chadstone – 212 Apartments (7 Storey)
- » Drummond Rise, 1525 Dandenong Road, Oakleigh – 73 Apartments (7 Storey)
- » Ascent, 101 St Kilda Road, St Kilda - 82 Apartments (15 Storey).
- » Icon, 2-12 St Kilda Road, St Kilda - 119 Apartments (18 Storey).
- » The Walker, 79 Market Street, South Melbourne - 66 Apartments (10 Storey).
- » Campus - 1A Gardiner Road, Clayton - 164 Apartments (4 Storey).
- » Kubix, 400 Burwood Highway, Knoxfield - 82 Apartments (8 Storey).
- » The Village, 1228 Nepean Highway, Cheltenham - 76 Apartments (8 Storey).

- » Kingston Park, 1146 Nepean Highway, Highett - 76 Apartments (8 Storey).
- » The Bay, 218 Bay Road, Sandringham - 112 Apartments (4 Storey).
- » Allure, 11-15 Wellington Street, St Kilda - 77 Apartments (9 Storey).
- » Contessa, 436 Huntingdale Road, Mount Waverley - 53 Apartments (4 Storey).
- » City Rise, 27 Scott Street, Dandenong 67 Apartments (9 Storey).
- » Aria, 127-129 Murray Street, Caulfield - 28 Apartments (3 Storey).
- » Atherton & Atkinson, 63-65 Atherton Road, Oakleigh - 38 Apartments (5 Storey).
- » The Park, 12-18 Martin Street, St Kilda - 47 Apartments (5 Storey).
- » Viva, 3-4 Morton Avenue, Carnegie - 38 Apartments (5 Storey).
- » The Face, 68-72A Acland Street, St Kilda - 35 Apartments (4 Storey).
- » Shakespeare Grove, 4-7 Shakespeare Grove, St Kilda - 27 Apartments (4 Storey).
- » Luna, 173-177 Barkly Street, St Kilda - 72 apartments (5 Storey).
- » Maxx, 181-185 St Kilda Road, St Kilda - 109 apartments (12 Storey).
- » Halo, 161-163 Fitzroy Street, St Kilda - 157 apartments (10 Storey).
- » Adesso, 76-78 Balcombe Road, Mentone - 77 apartments (5 Storey).
- » Ikon, 39-55 Kingsway, Glen Waverley 116 apartments (8 Storey).
- » Lido, 2 Willis Lane, Hampton - 57 apartments (5 Storey).
- » 101 Bay, 101 Bay Street, Port Melbourne - 256 apartments (10 Storey).

Master Planned Townhouse Estates

- » Jackson Green, 1408 - 1418 Centre Road, Clayton south - 304 Apartments, 151 Townhouses
- » Argyle at Waterways, Springvale Road, Waterways - 145 Dwellings.
- » Waverley Park, Wellington Road, Waverley Park.
- » Aquillo, 39-94 Oak Avenue, Mentone - 119 Dwellings.

- » Central Park Cheltenham, 98-116 Cavanagh Street, Cheltenham - 208 Dwellings.
- » Monash Green Terraces, 215 Normanby Road, Notting Hill - 65 Dwellings.
- » Carre Residences, 50 Osborne Avenue, Springvale - 235 Dwellings.
- » Coniston, 27 Coniston Drive, Wheelers Hill - 42 Dwellings.

Penthouse Apartments

- » The Melburnian, 250 St Kilda Road, Southbank.
- » id Apartments, 2 Rouse Street, Port Melbourne.
- » Beacon Cove, 155 Beach Street, Port Melbourne.
- » Triptych, 8-10 Kavanagh Street, Southbank.
- » HM@S Lonsdale, 85 Rouse Street, Port Melbourne.
- » 505 On The Park, 505 St Kilda Road, Melbourne.
- » Eureka, 3-9 Riverside Quay, Southbank.
- » Royal Domain Tower, 368 St Kilda Road, Melbourne.
- » St James, 350 St Kilda Road, Melbourne.

Prestige Homes

- » St Vincent Place, Albert Park.
- » Beaconsfield Parade, Middle Park.
- » Howitt Road, Caulfield North.
- » Lumeah Road, Caulfield North.
- » Armstrong Street, Middle Park.
- » Howe Crescent, South Melbourne.
- » Bendigo Avenue, Elwood.

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