

7 October 2025

Annual General Meeting Summary Report of Alamora Owners Corporation No.1 Plan of Subdivision 841640V

Hello Members - thank you to all of those that were able to attend the AGM held at the Club Alamora at 5:30 pm on Monday 29th September 2025.

This summary report has been put together to provide an overview of the AGM information and key items that were discussed by members at the AGM. Enclosed you will find a copy of your AGM minutes, please review the minutes and if you have any questions feel free to contact the office of Quantum United Management.

All AGM documentation and these minutes will be available on the Alamora Community App.

ANNUAL ACCOUNTS

Quantum United Management prepared the Alamora Financial Statements as at 30th June 2025 and financial accounts will be audited by Stannard's. The audited accounts will be available on your Community App.

The accounts reflect a closing balance of \$8,963.78 in the Administrative Fund.

OWNERS CORPORATION BUDGET

The budget 2025 / 2026 for the coming period is predominantly similar to the prior year aside from the following differences:

- Compliance Costs – Community Inspections
- Club Membership Fees
- Management Fee
- Insurance Premium

OWNERS CORPORATION FEES

The 2025/2026 budget reflects that the annual fees for a standard residential lot are to stay the same at \$1,320 including GST per lot.

Alamora PS841640V - OC Fee Schedule

Units of Liability	1st Installment 01/07/2025 to 30/09/2025	2nd Installment 01/10/2025 to 31/12/2025	3rd Installment 01/01/2026 to 31/03/2026	4th Installment 01/04/2026 to 30/06/2026	Annual Amount
100	\$ 330.00	\$330.00	\$330.00	\$330.00	\$1,320.00

Regards,



Selena Len

Client Manager

Quantum United Management

For and on behalf of Owners Corporation No.1 Plan of Subdivision 841640V

**NOTICE OF INTERIM RESOLUTIONS OF THE
ANNUAL GENERAL MEETING OF OWNERS CORPORATION
No.1 PLAN OF SUBDIVISION 841640V**

This notice serves as notice as required under section 78 (2 &3) of the Owners Corporation Act 2006.

Interim resolutions become resolutions of the Owners Corporation:

- a. subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or
- b. if notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- c. if notice of a special general meeting is given within that 29-day period and the meeting is not held within 28 days after the notice is given, at the end of that 28-day period.

Note:

The effect of subsection (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29-day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28-day period.

**MINUTES OF THE ANNUAL GENERAL MEETING
OF OWNERS CORPORATION No. 1 PLAN OF SUBDIVISION 841640V HELD ON**

Date: Monday 29th September 2025

Time: 5:30

Place: The meeting was held at Club Alamora in the Function Room

Meeting Opened at 5: 40 pm

1. Attendances & Apologies

Lot Owner/s present & eligible to vote:

Lot 609 - David Hadgu

Lot 638 - Agnes Ying Wei Low & Timothy Eng Khong Chew

Also Present:

Selena Len and Tharanga Edirisuriya representing Quantum United Management Pty Ltd.

Apologies:

No apologies were received

2. Proxies

Owners represented by proxy & eligible to vote:

Lot owners who provided a proxy:

Lot S11

Lot S15

Proxy in favour of:

James Beresford

James Beresford

Lot S17	James Beresford
Lot S9	James Beresford
Lot G01	James Beresford
Lot 458	James Beresford
Lot 461	James Beresford
Lot 462	James Beresford
Lot 463	James Beresford
Lot 464	James Beresford
Lot 468	James Beresford
Lot 801	James Beresford
Lot 802	James Beresford
Lot 803	James Beresford
Lot 804	James Beresford
Lot 805	James Beresford
Lot 806	James Beresford
Lot 807	James Beresford
Lot 808	James Beresford
Lot 809	James Beresford
Lot 810	James Beresford
Lot 811	James Beresford
Lot 812	James Beresford
Lot 813	James Beresford
Lot 814	James Beresford
Lot 844	James Beresford
Lot 847	James Beresford
Lot 454	James Beresford
Lot 455	James Beresford
Lot S8	Davide Mammoliti
Lot 456	Davide Mammoliti
Lot 457	Davide Mammoliti

3. Quorum & Entitlement to Vote

A Quorum was not achieved but the members agreed to proceed with the meeting in accordance with Section 78 of the Owners Corporation Act 2006, and that all decisions made will be interim decisions.

4. Chairperson of the AGM

Members present agreed to appoint Tharanga Edirisuriya representing the Owners Corporation as the Chair of the Annual General Meeting.

5. Acceptance of Minutes

RESOLUTION: It was resolved that the Minutes of the previous Annual General Meeting of Owners Corporation No.1 plan of subdivision 841640V held on 4th March 2025 be adopted and signed as a true and correct record.

Motion carried

6. Reports

6.1 Manager's Report / Section 126 of the Owners Corporation Act 2006

Manager's Report was tabled.

6.2 Committee Report / Section 115 of the Owners Corporation Act 2006

Committee Report forms part of the Manager's report was tabled.

6.3 Dispute Resolution Report / Part 10 of the Owners Corporation Act 2006

There were no disputes lodged under this section to report.

7. Finance:

7.1 Annual Financial Statements for the period ending 30th June 2025

RESOLUTION: It was resolved that the Owners Corporation adopt the Annual Financial Statements for the period 1st July 2024 to 30th June 2025.

Motion carried.

7.2 Owners Corporation Budget for the period 1st July 2025 to 30th June 2026.

RESOLUTION: It was resolved that the Owners Corporation adopt the Budget as tabled for the financial year **1st July 2025 to 30th June 2026** and to use its funds for all of the approved budgeted expenses.

Motion carried.

7.3 Owners Corporation Fees

Note: The fees for the first two quarters between period 1st July 2025 to 31st December 2025 has been pre-issued based on the last year's budget. Following the approval of this year's budget the last two quarters fees will be adjusted to reflect the new fees.

RESOLUTION: It was resolved that the Owners Corporation Fees be set as per the approved budget in the amount of \$482,484.00 plus GST for the Administration Fund beginning 1st July 2025 and that these fees be set based on lot liability for the Administration Fund and that these fees be payable quarterly in advance on 1st July, 1st October 1st January and 1st April each year.

Motion carried.

7.4 Penalty Interest on Arrears

RESOLUTION: It was resolved that pursuant to section 29 of the Owners Corporation Act 2006 the Owners Corporation may charge interest at the maximum rate of interest payable under the Penalty Interest Rate Act 1983 on any money owed by a member to the Owners Corporation after the due date.

Motion carried.

7.5 Waiving of Penalty Interest on Arrears

RESOLUTION: It was resolved that the Owners Corporation delegates to the Manager the powers of the Owners Corporation to waive interest on arrears when finalising payment of arrears

Motion carried

7.6 Debt Recovery

The Owners Corporation will need to approve the commencement of fee recovery action at a competent court of jurisdiction against owners of lot/s with all outstanding amounts owed to the Owners Corporation. The action may include applications to VCAT/Magistrates Court, the engagement of the Sheriff, Summons to Oral Examination, garnishee of wages or bank accounts, bankruptcy action or foreclosure on assets.

RESOLUTION: It was resolved that the Owners Corporation instruct Quantum United Management to commence fee recovery action at a competent court of jurisdiction against owners of lot/s with unpaid Owners Corporation Fees that are equal to or above the annual Owners Corporation Fees.

Motion carried.

7.7 Cost Recovery

RESOLUTION: It was resolved that the Owners Corporation may recover, as a debt due from the person or persons in default or breach, the costs, charges and expenses incurred by the Owners Corporation, (but excluding the personal time cost of any person acting in an honorary capacity including the Chairperson, or Committee member of the Owners Corporation) arising out of any default or breach, by any lot owner, or occupier of a lot, of any obligation under the Owners Corporation Act 2006 or the Owners Corporation Regulations 2018 or the Rule of the Owners Corporation.

Motion carried.

8. Insurance:

8.1 Review of Current Insurance Cover:

RESOLUTION: It was resolved that the Insurance cover details for the Owners Corporation required by Division 6 of the Owners Corporation Act 2006 be noted, details of which are outlined below, and that the Owners Corporation approve the renewal of the policies on the renewal date noted below:

Public Liability Cover

Name of Company:	CHU Residential Strata Insurance
No. of Policy:	HU0006141894
Insured:	Owners Corporation No.1 PS 841640V

Buildings Covered:

Building	\$20,000
Common Area Contents	\$0
Loss of Rent & Temp Accommodation	\$ 3,000
Liability	\$ 30,000,000
Voluntary Workers	\$ 100,000
Fidelity Guarantee	\$ 250,000
Office Bearer's Legal Liability	\$ 1,000,000
Government Audit Costs	\$ 25,000
Appeal expenses – health & safety breaches	\$ 100,000
Legal Defence Expenses	\$ 50,000

Renewal Date: 20th February 2026

Members are advised that the Owners Corporation Building Policy **DOES NOT** provide protection for privately owned fittings, including carpets, temporary floors, walls, ceiling coverings, curtains, blinds and light fittings or fixtures removable by a lessee regardless of the cause of the damage or the legal liability in respect of any negligence that occurs within the titled area of the lot. It is therefore the responsibility of the landlord/lot owner to ensure adequate cover is in place, commonly referred to as Contents Insurance/Landlords Cover.

STANDING DIRECTION (INSURANCE RENEWAL)

Members are advised that in order for Quantum United Management Pty Ltd to automatically renew the insurance policies applicable to the property a "Standing Direction" is to be provided to Quantum United Management Pty Ltd. The insurance policy will be renewed at the "suggested" rate of cover indicated as per the insurer's recommendation on the renewal notice or as per the value recommended of a Valuation Report. The information provided to the members is deemed to be given as General Advice only.

Motion carried unanimously.

9. Election of Owners Corporation No.1 PS841640V Committee:

Committee Member 1:

RESOLUTION: It was resolved that Timothy Eng Khong Chew is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 2:

RESOLUTION: It was resolved that David Hadgu is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 3:

RESOLUTION: It was resolved that James Beresford is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 4:

RESOLUTION: It was resolved that Kyle Toohey is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 5:

RESOLUTION: It was resolved that Davide Mammoliti is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 6:

RESOLUTION: It was resolved that Niraj Kanjibhai Dangar is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

10. Close of Meeting

Meeting closed at 6:07 pm