

special levies



Special Levies

Additional levies, known as a special contribution, must be collected by the body corporate if it has to pay for unexpected costs during the financial year. These can be costs that were either not included in the budget or not enough money was set aside to meet them.

For example, if the cost of painting common property is more than the amount allocated in the sinking fund budget for the work, the body corporate can decide to collect a special contribution from owners to meet the extra cost.

To agree to collect a special contribution, the body corporate must pass an ordinary resolution.

<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/finance-insurance/fees/owners#:~:text=Additional%20levies%2C%20known%20as%20a,set%20aside%20to%20meet%20them.>

And the law

- (2) If a liability arises for which no provision, or inadequate provision, has been made in the budget, the body corporate must, by ordinary resolution—
- (a) fix a special contribution to be levied on the owner of each lot towards the liability; and
 - (b) decide whether the contribution is to be paid in a single amount or in instalments and, if in instalments, the number of instalments; and
 - (c) fix the date on or before which payment of the single amount or each instalment is required.

A meeting has been held



A meeting needs to be held to approve a special levy. Therefore, a general meeting of owners has been held to make the decision to issue a special levy.

I still do not agree



A vote was taken and democracy has made the decision.

I voted "no"	A quorum was formed and the majority voted yes
I did not vote	A quorum was formed and the majority voted yes
I missed seeing the meeting notice	A quorum was formed and the majority voted yes
Not everybody voted	A quorum was formed and the majority voted yes

Other Common Questions

Why does the sinking fund not have enough money?	This all depends on how much has been contributed over the years and what has been spent
Why aren't we using the entire sinking fund balance	Generally, bodies corporate prefer to leave something behind for contingencies plus other emergencies
Why was the project not delayed	The body corporate is required to maintain the common property the majority of owners wanted to undertake the work now and not delay
Why is the due date so soon	To enable the money to be collected in a timely manner
Why can't I pay off over a longer period of time	This would only delay the project and risk prices increasing
What happens if I simply refuse to pay	Sadly, there is no choice you are part of a body corporate and that is how the law works