

BODY CORPORATE FACT SHEET

Lot Entitlements

Why your levy differs from the unit next door

Every lot in a community titles scheme carries two numbers, recorded in the community management statement. One decides what share of the body corporate's costs you pay. The other decides what share of the property you own if the scheme ever ends, and what the council rates you on.

They are not the same number, they do not have to add to the same total, and they are set by the developer when the scheme is established. This sheet explains what each does and what it takes to change them.

1. The two schedules

	Contribution schedule	Interest schedule
Used to calculate	Each owner's share of most body corporate costs, and the value of an owner's vote if a poll is called on an ordinary resolution.	Each owner's share of the common property and body corporate assets if the scheme ends, and the value of the lot for calculating local government rates and charges.
In practice	This is the number your levies are struck on.	This is the number the council rates you on, and the number that matters on a termination or redevelopment.

Each lot is given a whole number under each schedule, and the aggregate of all lot entitlements is shown for each. The two aggregates are not necessarily the same: in the Queensland Government's own worked example for an eight-unit block, the contribution schedule aggregate is 8 and the interest schedule aggregate is 16.

2. How levies follow the contribution schedule

Body corporate expenses must be divided among the owners according to the contribution schedule lot entitlements. If you have 3 contribution schedule lot entitlements and the total for the scheme is 30, you contribute 3/30 — or 10% — of those costs.

Equal levies require equal entitlements

Expenses are divided equally among owners only if the contribution schedule lot entitlements for each lot are equal. It follows that a scheme wanting equal levies where entitlements are unequal would have to adjust the entitlements first — the division follows the schedule, not a decision of the body corporate.

The insurance exception

Where a body corporate must take out building insurance, the premium is not divided on the contribution schedule.

- In a scheme under a building format plan, the cost of building insurance is divided on the interest schedule lot entitlements.
- In a scheme under a standard format plan, the cost is divided on the basis of the cost of reinstating the buildings on each lot.
- Public risk insurance is divided on the contribution schedule.

Services supplied to a lot that can be separately measured and charged — water and electricity, for example — are not divided on either schedule. The owners are separately billed by the service provider.

3. How entitlements were set

Lot entitlements are set by the original owner — the developer — when the scheme is established. From 2011, original owners have been required to set them according to stated principles.

Schedule	Principle
Contribution schedule	Either the equality principle or the relativity principle. Under the equality principle, entitlements must be equal except to the extent that it is just and equitable for them not to be. Under the relativity principle, entitlements must consider the relationship between the lots — how the scheme is structured, the nature and characteristics of the lots, what they are used for, how each affects the cost of maintaining common property, and the market value of each lot.
Interest schedule	The market value principle, except to the extent that it is just and equitable not to reflect market value. The CMS must say whether the market value principle applies and, if not, explain why.

What the CMS must disclose, by vintage

- For a scheme established on or after 14 April 2011, or a scheme that has since adjusted either schedule, the CMS must show the deciding principle for the contribution schedule — and explain why entitlements are unequal if the equality principle was used, or how the principle was applied if the relativity principle was used.
- For schemes established between 13 July 1997 and 2011, contribution schedule entitlements were set on the basis that they must be equal, except to the extent that it is just and equitable for them not to be. Those entitlements continue to apply unless adjusted.
- For schemes created before 13 July 1997, the registered plan has only one schedule, and the law treats the contribution and interest schedules as identical to it.

4. Adjusting the contribution schedule

There are three routes.

Route	What is required
A vote at a general meeting	A resolution without dissent. The notice of meeting must explain the proposed change and the reasons for it, and the change must be consistent with the principle on which the existing schedule was decided, or with another contribution schedule principle. The body corporate must apply within 3 months to record a new CMS.
Agreement between owners	The owners of two or more lots can agree in writing to redistribute their entitlements among themselves, provided the total entitlements of those lots are not affected.
Specialist adjudicator or QCAT	Available on limited grounds only — see below.

When you can apply for an order

A lot owner may apply for an adjustment if:

- the body corporate passes a motion and the owner believes the new contribution schedule does not follow the principle used as the basis for the change
- the owner believes an adjustment is needed because there has been a material change to the scheme — for example, lots have been added or removed

- the scheme was set up after the 2011 amendments and the owner believes the contribution schedule does not follow the principle used to set the entitlements.

A specialist adjudicator or QCAT will consider the principle on which the schedule was decided, what the CMS says about how that principle was applied, the applicant's reasons, and any matters raised by respondents.

Adjusting the interest schedule

A body corporate can change the interest schedule by resolution without dissent at a general meeting, and must apply within 3 months to record a new CMS. The change must be consistent with the market value principle. A lot owner may also apply to a specialist adjudicator or QCAT, and any order must also be consistent with the market value principle.

5. The poll vote

On a motion decided by ordinary resolution, each lot has one vote. A poll is a different way of counting those votes, using the contribution schedule lot entitlements instead.

	Detail
When it can be used	Only on a motion that can be decided by ordinary resolution. A poll cannot be used on a motion that is a secret ballot.
Who can ask	Any person entitled to vote at the general meeting.
How to ask	In person at the meeting, or on the voting paper whether or not you attend.
When to ask	Before the meeting decides the next motion; or, for the last motion, before the meeting ends. The request can be made even after the meeting has already voted on the motion, and can be withdrawn before the poll is finished.
How it is counted	The motion passes only if the total contribution schedule lot entitlements of the lots voting for it exceed the total of those voting against.

Why it matters in a scheme with unequal entitlements

Take an eight-lot scheme. Three owners vote yes and five vote no — on a head count the motion is lost. A poll is then called. The three yes lots hold 1, 3 and 4 entitlements, a total of 8. The five no lots hold 1 entitlement each, a total of 5.

Under a poll the motion is passed: 8 in favour and 5 against. The right to demand a poll after the show of hands has gone against you is real, and rarely used.

Source and disclaimer

Source: Queensland Government body corporate guidance at www.qld.gov.au/housing/body-corporate, current at 2 September 2026.

Legislation referred to: Body Corporate and Community Management Act 1997 (Qld) ss 47A, 47AA, 47B, 48A and 49.

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Talk to us

If this raises a question about your scheme, we are happy to help.

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