

OVERVIEW OF SERVICES OFFERED

WHO ARE WE?

ZDFin is a specialist finance company providing smart solutions for Community Schemes, be they **Sectional Title Bodies Corporate, Homeowners' Associations** or **Share Block companies** ("Community Schemes") on competitive terms and at a favourable interest rate.

HOW CAN WE HELP YOU?

At ZDFin, we understand the unique challenges **Community Schemes** face, and have various financial products which have been formulated, tried and tested, to assist **Community Schemes**.

At ZDFin, we offer an independent **Executive Managing Agent (EMA)** service. This is a fully supported and supplemented service supported by our full team with its collective technical and practical expertise. ZDFin only offers **Executive Managing Agent (EMA)** services and works with your **Managing Agent (MA)** of choice ensuring a healthy segregation of duty and responsibility.

ZDFin's team has a wealth of practical experience in both property management, finance and financial management pertaining to Community Schemes.

ZDFIN SERVICES OFFERED:

- Equipment Rental Finance
- Executive Managing Agent (EMA)
- Insurance
- Levy Finance and Specialist Collections
- Loans
- Overdraft Facility
- Unfinanced Levy Collection Services

LEARN MORE ABOUT OUR SERVICES

Equipment Rental Finance

- ZDFin (Pty) Ltd ("ZDFin") offers an **Equipment Rental Finance ("ERF")** service to any community scheme, which does not have the immediate financial capacity to, or otherwise does not want to, outright purchase any assets (examples being security equipment, back-up power equipment or the like) yet ideally require this equipment to optimise daily operations including safety needs and efficiency of and for the scheme.
- ZDFin's **ERF** service offers **Scheme Executives** a quick and efficient mechanism to source, install and provide all members with the immediate benefit of related equipment.

Executive Managing Agent (EMA)

- The **Executive Managing Agent (EMA)** assumes the roles and functions that would otherwise be the responsibility of a board of **Trustees**, thereby becoming the trustees and assuming the full responsibility and function; such functions include budgeting and all related financial affairs, maintenance, levy collections and associated procedures, rule enforcement, housekeeping issues and any other tasks on behalf of other owners in a scheme; these all being critical to ensure optimisation of value for which trustees are ultimately liable.
- The traditional role of a **Trustee** has become increasingly difficult and complicated, exacerbated by the part-time and all too often non-professional nature of related capability. The EMA offers independent, objective and professional oversight that any valuable asset requires to both maximise both value and enhance the living environment.



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Insurance

- **ZDFin** is an **authorised Financial Services and Credit Provider (FSP 50767 and NCRCP 13610)**.
- **ZDFin** provides intermediary specialist services and advice to **Bodies Corporate, Homeowners' Associations and Property-Owning Companies**.
- **ZDFin** offers competitive premiums from the leading insurers in the market and fast, effective, and convenient claims management.

Levy Finance and Specialist Collections

- Cash flow budgeting is notoriously complex, this taking arrear levies and the associated legal costs necessary to collect these outstanding levies into account.
- Over the past few years, levy non-payment has become a wide-spread problem for bodies corporate and other community schemes.
- The impact of this all too often means spiralling cash flow pressures and plummeting values in affected schemes, which is to the detriment of all owners.

Loans

- **ZDFin** offers straight forward loans, which includes assisting with the planning and financing of large maintenance projects, whether long or short-term, on competitive terms.
- As well-meaning volunteers, scheme trustees and directors, tasked with the fiduciary duty to ensure that the schemes are optimally run and maintained, don't always possess the skills or have the time, to dedicate to what is often complex work(s) requiring specialist knowledge and technical expertise, and this is where **ZDFin** step in to assist.

Overdraft Facility

- The **Overdraft Facility** product is an easily accessible and user-friendly product providing simple, same day, withdrawals as and when needed for operational use by the scheme.
- The **Overdraft Facility** is a flexible, revolving credit solution with no monthly fees, flexible repayment terms, and fast access to funds.

Unfinanced Levy Collections

- Our **in-house legal team** will take over and manage the collection of the **Levy Arrears** for a scheme.
- We manage both the pre-legal and handed-over collection and use our practical experience (from working in both Litigation and Property Management) to manage the external panel of attorneys to collect the levy arrears as quickly and as cost-effectively as possible.

If you have any questions, please don't hesitate to contact us:

www.zdfin.co.za | info@zdfin.co.za | +27 (0) 10 020-3228

We don't just talk, we do it. We have over 100 years of practical experience in the property industry.



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Directors: D Hirshowitz, E Els, M Schaefer, N Schaefer, S Carr

Address: First Floor, Building 5, Kildrummy Office Park, Corner Witkoppen & Umhlanga Ave, Paulshof, Johannesburg, 2056

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