COMMUNITY SCHEME FINANCE

ADMINISTRATION SERVICES

Court-Appointed Administration for Distressed Community Schemes

FULL MANAGEMENT AUTHORITY

The administrator assumes all functions of the Trustees and Managing Agent, with full control of finances, levy collection, building maintenance, and safety compliance.

LEGAL AND REGULATORY ACCOUNTABILITY

Appointed under Section 46 of the STSMA via CSOS or court order, the administrator acts under judicial oversight with full fiduciary responsibility.

WHAT IS A COURT-APPOINTED ADMINISTRATOR?

A Sectional Title Scheme is placed under administration when it runs into financial difficulty, suffers mismanagement, compliance failures, or governance breakdown amongst owners.

The intent of the administration order is to restore the scheme to a fully functional entity with healthy cash flow, proper building maintenance, and full compliance with all safety and legislative requirements.

Historically, there has not always been accountability and transparency on the part of court-appointed administrators.

ZDFin is different. We report quarterly to both the Body Corporate and CSOS, comply with all legislative prescripts, and keep current with any changes in legislation — ensuring full accountability and transparency to owners throughout the administration period.

Stabilise. Rehabilitate. Hand back.

Expert court-appointed administration for Bodies Corporate, HOAs, and Share Block companies — delivering financial stability, regulatory compliance, and restored governance.

Restore governance, protect owners, rebuild your Community Scheme.

ZDFin
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IDEAL FOR COMMUNITY SCHEMES WITH

TRUSTEE DEADLOCK OR ABANDONMENT

Trustees unable or unwilling to fulfil their statutory duties.

SEVERE FINANCIAL DISTRESS

Persistent levy arrears, creditor defaults or insolvency risk.

GOVERNANCE COLLAPSE

Failure to hold AGMs, maintain records or meet CSOS obligations.

CSOS OR COURT DIRECTION

A formal order or adjudication requiring administration intervention.

BUILDING SAFETY NON-COMPLIANCE

Safety and maintenance requirements not being met or enforced.

OWNER PROTECTION REQUIREMENT

Where owners' investments and rights are at material risk.

WHAT ZDFIN ACTIONS?

- **Building and Safety Compliance**
  Ensuring all building maintenance, safety requirements and specifications are properly met and fully maintained.
- **Financial Rehabilitation**
  Full control of scheme finances, levy collection, arrears recovery and creditor management to restore healthy cash flow.
- **Governance Restoration**
  Regularisation of statutory records, CSOS compliance and all meeting obligations under current legislation.
- **In-House Legal Expertise**
  ZDFin's dedicated legal team oversees the appointment process and ensures compliance with all legislative prescripts.
- **Quarterly CSOS and Owner Reporting**
  Transparent quarterly reports to CSOS and the Body Corporate on the running of the scheme throughout administration.
- **Structured Exit Strategy**
  Handover to a reconstituted trustee body or newly appointed managing agent once the scheme is stabilised and cash-flow positive.

Correct. Strengthen. Return control.

Trusted court-appointed administration for Bodies Corporate, HOAs, and Share Block companies — guiding schemes back to financial health, compliance, and stable governance.

Restore governance, protect owners, rebuild your Community Scheme.

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