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With over 35 years of experience in the Body Corporate and Real Estate Industry

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At **Search Assist**, we provide reliable, efficient, and professional support services tailored for the body corporate and real estate industries. Based in South East Queensland, we work with Body Corporate Managers and Real Estate Agencies to streamline day-to-day operations and reduce administrative burdens.

Backed by over 15 years of specialist body corporate experience and 20 years in real estate, our team understands the unique challenges of strata and property management. We bring a practical, solutions-focused mindset to every task, built on decades of first hand industry knowledge.

Implied Warranty Statement - Body Corporate - \$275.00

Gives buyers confidence by confirming that the seller is not aware of any hidden issues affecting the property. See over the page for more info

Body Corporate Certificate with CMS - \$245.00 [without CMS \$195.00]

Provision of the legislated Form 33, 34 or 18 (whichever applies to the Scheme) as prepared by the Body Corporate Manager.

Form 2 - Seller Disclosure Statement for Body Corporate - \$550.00

Form 2 - Seller Disclosure Statement for House & Land - \$450.00

Body Corporate Report Bundle - \$950.00 [saving you \$120.00]

See over the page for more info

Buyers Report for Body Corporate - \$425.00

When a more detailed examination of the body corporate records is required

Email: admin@searchassist.com.au Website: www.searchassist.com.au

Phone: 0466 074 406

Please Turn Over...

Implied Warranty Statement - Body Corporate		IWS
<i>Gives buyers confidence by confirming that the seller is not aware of any hidden issues affecting the property. It helps ensure the sale proceeds with clarity, confidence, and peace of mind for everyone involved.</i>		\$275.00*
* Additional travel & per-page fees may apply for records held by some Body Corporate Managers.		
Latent or patent defects in common property or body corporate assets	☒	
Actual or contingent or expected liabilities of the body corporate	☒	
Circumstances in relation to the affairs of the body corporate	☒	
Community Management Statement currency confirmation	☒	
Unapproved improvements on common property benefiting the lot	☒	
Outstanding by-law contravention notices	☒	
Proposed body corporate resolutions [Notice of upcoming meetings]	☒	
Matters Affecting the Property	☒	
Previous 2 years of General Meeting & Committee Meeting Minutes [includes Special Levies]	☒	
List of current relevant building compliance reports [within the last 3 years]	☒	
List of current relevant reports relating to identified defects or outstanding liabilities	☒	
Insurance Certificate of Currency [if held on file]	☒	
Develo Property Report [Flood Risk, Heritage, Easements, Noise, Zoning, Utilities etc.]	☒	

Form 2 - Seller Disclosure Statement	Body Corporate	House & Land
<i>A legislated document every buyer receives before signing a contract in Queensland. It outlines the essential information about the property— from title details and encumbrances to approvals, notices, and any matters that could influence a buyer's decision. Results of all conducted searches are supplied.</i>	\$550.00	\$450.00
Contaminated Land Search [EMR/CLR]	☒	☒
Develo Property Report [Flood Risk, Heritage, Easements, Noise, Zoning, Utilities etc.]	☒	☒
Department of Transport and Main Roads Search	☒	☒
Heritage Register Searches	☒	☒
Pool Safety Certificate	☒	☒
QBCC Owner Builder Register Search	☒	☒
QCAT Dividing Fences & Trees - Orders	☒	☒
QCAT Dividing Fences & Trees - Applications	☒	☒
Statutory Encumbrances [BYDA]	☒	☒
Supreme and District eCourt Searches	☒	☒
Survey Plan	☒	☒
Title Search	☒	☒
BCCM Adjudicator or BUGTA Referee Orders [whichever applies to the Scheme]	☒	☐
Community Management Statement [CMS]	☒	☐
Registration Confirmation Statement [relating to the CMS]	☒	☐
Insurance Information	☒	☐

Body Corporate Certificates	With CMS	No CMS
<i>Provision of the legislated Form 33, 34 or 18 (whichever applies to the Scheme) as prepared by the Body Corporate Manager.</i>	\$245.00	\$195.00
Form 33 or Form 34 for a lot in a Community Titles Scheme [BCCM Act 1997]	☒	☒
Form 18 for a lot under the Building Units and Group Titles Act [BUGTA Act 1980]	☐	☒

Body Corporate Report Bundle	Report Bundle	
<i>A competitively priced report bundle for properties in a body corporate</i>	\$950.00	saving up to \$120.00
Seller Disclosure Statement [Form 2]	☒	
Body Corporate Certificate [Form 33, 34, or 18] with or without a CMS	☒	
Implied Warranties Statement	☒	

Buyers Body Corporate Report	Buyers Report
<i>When a more detailed examination of the body corporate records is required, this report forms a critical component of the buyers due diligence and operates alongside — not in place of — the Seller's Disclosure Statement.</i>	\$425.00*
*Additional travel & per-page fees may apply for records held by some Body Corporate Managers.	
Includes all of the information in an Implied Warranty Statement with up to 3 years of previous General Meeting & Committee Meeting Minutes & current Financial Statements.	☒
Copies of Relevant Building Compliance Reports or Extracts [within the last 3 years]	☒
All Registers as provided by the Body Corporate [Asset, Levy, Common Property Authorisations etc.]	☒
Additional Financial Information [sinking fund & admin fund balances, loans - where applicable]	☒
Exclusive use areas, approved current levies and any special levies for the relevant lot	☒
Management Agreement	☒
Certificate of Classification	☒