



# ARE YOU PREPARED?

New Seller Disclosure Obligations came into effect 1 August, 2025

**Part 3 – Land use, planning and environment**

**WARNING TO BUYER** – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

**Zoning** The zoning of the property is (insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable).

**Transport proposals and resumptions** The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to locate transport infrastructure on the property, or alter the dimensions of the property.  Yes  No

The lot is affected by a notice of intention to resume the property or part of the property.  Yes  No

**Heritage**  The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).  Yes

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement)  Yes  No

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**NEW SEARCH AVAILABLE TO HELP ENSURE COMPLIANCE**

## New search supports compliance with Queensland’s new Property Law Regulation 2024 on Seller Disclosure (Part 3, Heritage)

Lotsearch’s Seller Disclosure Report for heritage supports real estate agents and legal practitioners in Queensland, giving them access to key information when making a disclosure under the new *Property Law Regulation 2024*.

Recognising the time constraints sellers and their agents face during property transactions, this report streamlines the preparation of the Seller Disclosure Statement in an easy-to-interpret format.

By providing a comprehensive and clear disclosure, sellers and their agents enhance buyer confidence and minimise the risk of unforeseen omissions, compliance issues, and potential contract termination.

- Enhanced compliance & accuracy
- Streamlined workflow
- Boosts client/buyer confidence
- Reduced risk of contract termination

## About the New Lotsearch Report:

### Seller Disclosure – Heritage

This report consolidates records of heritage designations required for disclosure under the *Property Law Regulation 2024*. This includes heritage information from the relevant Queensland state registers plus the additional World Heritage list information.

**Availability:** Queensland, Australia

**Delivered:** Within 1 hour

**Price:** \$35 + GST per lot/plan

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**Seller Disclosure - Heritage**

This report provides information on whether the property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). It is designed to support the requirement under the Property Law Regulation 2024 to disclose whether the property is affected by the aforementioned heritage acts under Part 3 – Land use, planning and environment of the QLD Seller Disclosure Statement.

**Heritage Records Identified**

The results below are based on the Property Law Regulation 2024 and a search of heritage records under:

- the Queensland Heritage Act 1992 as
- an entry in the Queensland Heritage Register (QHR) as a Queensland heritage place
- a current QHR application
- an excluded place from entry in the QHR
- the Environment Protection and Biodiversity Conservation Act 1999 as
- an inclusion on the World Heritage List

Classification	Site	Date Entered	Place ID
Queensland Heritage Register - State Heritage place	Cane Runoff, Section 10m Bridge, in the Condamine Basin	190-08-01	860358
World Heritage List - Declared property	Wet Tropics of Queensland	1988	100080

**LOTSEARCH REFERENCE**  
LSTR19-01

**REPORT DATE:**  
02 Feb 2025 14:32:45

**CLIENT ID:**  
123456

**COUNCIL:**  
Herberton shire

**LOT/PLAN**  
Lot 111, SP1234567

**THINGS TO KNOW**  
The report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

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