



# LOTSEARCH

Spatial Intelligence | Mapping Risk

---

**Lotsearch are the leading provider of environmental searches for lawyers and conveyancers**

---

## **New QLD Seller Disclosure - Heritage Search**

For property professionals navigating Queensland's Seller Disclosure framework, having access to accurate and complete heritage information is essential.

Under the Property Law Regulation 2024, sellers are required to provide a comprehensive Seller Disclosure Statement prior to entering into a contract, and failure to meet these obligations can give buyers the right to terminate the contract before settlement.

To help address these challenges, Lotsearch has introduced the **Seller Disclosure – Heritage Search** to its suite of Seller Disclosure products, a purpose-built report designed to support sellers and property professionals in meeting the heritage disclosure obligations.

By consolidating multiple heritage data sources into a single, easy-to-read report, the product enables faster, more reliable disclosure preparation while reducing the risk of missing critical information.

Visit our website to download a product card and find out more:

<https://www.lotsearch.com.au/seller-disclosure-heritage>

---

# The Key Benefits of a Lotsearch Heritage Search!

## 1. Compliance

The new regulation requires sellers to disclose whether a property is affected by heritage designations under the Queensland Heritage Act 1992 **or** included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Many existing searches only address part of this requirement. The Lotsearch Seller Disclosure – Heritage Search consolidates the relevant records into a single report specifically aligned with **Part 3 – Heritage** of the Seller Disclosure Statement, helping lawyers, conveyancers and agents accurately answer the required disclosure questions.

Manual searches across multiple government databases can be time-consuming and inconsistent. Lotsearch automates the process, delivering the heritage disclosure report within one hour helping professionals keep transactions moving while maintaining compliance.

---



## 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

Click Place ID for further information (where available).

| Classification                                      | Site  | Date Entered | Place ID               |
|---|---|--------------|------------------------|
| Queensland Heritage Register - State heritage place | Cairns Railway, Section from Redlynch to Crooked Creek Bridge | 1992-08-21   | <a href="#">600755</a> |
| World Heritage List - Declared property             | Wet Tropics of Queensland                                     | 1988         | 105080                 |

## 2. Cost-Effective

Current alternatives in the market often require multiple searches to obtain the necessary information, for example the standard DETSI's Certificate of Affect does not include World Heritage listings.

Lotsearch brings these datasets together in one search for \$35 + GST\*, providing a more affordable and efficient option for property professionals who need reliable information quickly.

By eliminating the need for multiple reports and manual cross-checking, the solution helps firms manage costs while maintaining high standards of due diligence.

---

\*All pricing is current at time of writing and may be subject to change without notice.

# ARE YOU MEETING YOUR SELLER DISCLOSURE REQUIREMENTS?

- ✓ Contamination Notices Search
- ✓ Zoning Search
- ✓ Heritage Search

|   |  |
|---|--|
| <b>Contamination and environmental protection</b> | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p><input checked="" type="checkbox"/> A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <b>Zoning</b>                                     | <p>The zoning of the property is (<i>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</i>):</p> <input type="text"/>   |
| <b>Heritage</b>                                   | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input type="checkbox"/> No</p>  |

### 3. Comprehensive

The Seller Disclosure – Heritage Search aggregates information from key government registers and presents it in a clear, structured format designed for practical use during property transactions.

Key features include:

- Records of properties listed on the Queensland Heritage Register or subject to relevant applications
  - Identification of properties included in the World Heritage List
  - Direct links to additional information where available
- Clear formatting that supports faster review and disclosure preparation

The result is a report that helps lawyers, conveyancers, real estate professionals and sellers quickly understand whether a property is affected by heritage designations and confidently respond to disclosure requirements.

---

Click [here](#) to order our new Heritage Search and disclose with confidence. Also coming soon to our trusted partners InfoTrack, Securexchange and triSearch.



---

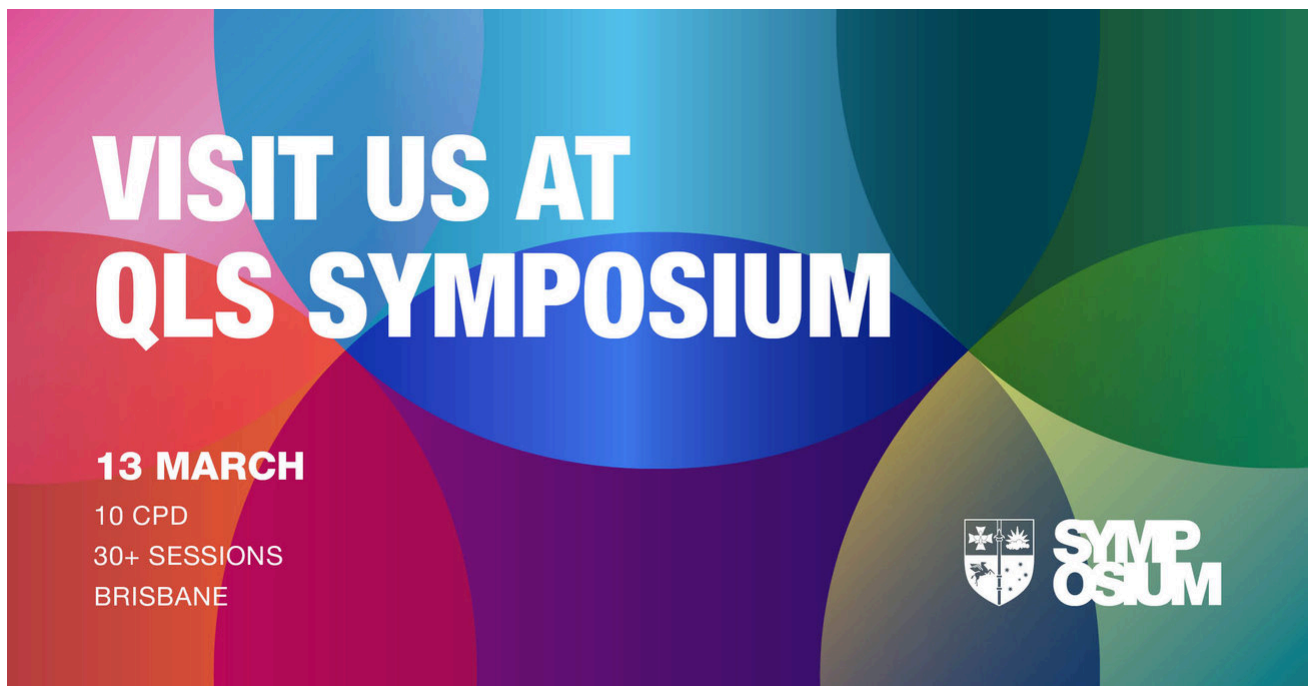
## Lotsearch Is Heading to the QLS Symposium 2026

We're excited to announce that the Lotsearch team will be attending the QLS Symposium 2026 in Brisbane on 13 March, and we'd love for you to stop by and say hello.

If you're attending the symposium, make sure to visit the Lotsearch booth to discover what's new. Our team will be showcasing our new Heritage Disclosure Search, designed to help legal professionals quickly identify heritage-related considerations that may impact a property. It's another step in our mission to make property searches faster, clearer, and more reliable for conveyancers and property lawyers.

While you're there, you can also take part in a fun surprise activity at our stand. Participants will have the chance to win a \$100 Westfield voucher, so be sure to get involved when you visit.

Whether you want to explore our latest search tools, ask questions, or just meet the team behind Lotsearch, we'd love to connect with you in person.



---

**InfoTrack Specialised Services Workshop**



We were proud to see Lotsearch co-founder and CEO Howard Waldron take the stage at the InfoTrack Specialised Services Workshop in Melbourne on Wednesday 25th February, presenting on Environmental and Planning Due Diligence for Lawyers in Victoria.

Workshops like these are a great reminder that due diligence is no longer a box-ticking exercise; it's a critical component of protecting clients and strengthening transactions.

It was fantastic to connect with so many engaged practitioners who are committed to staying ahead of the curve.

We're always excited to contribute to conversations that support better property outcomes across the industry. If you'd like to learn more about environmental and planning due diligence in Victoria, feel free to reach out to the Lotsearch team.

[Contact Us](#)

---

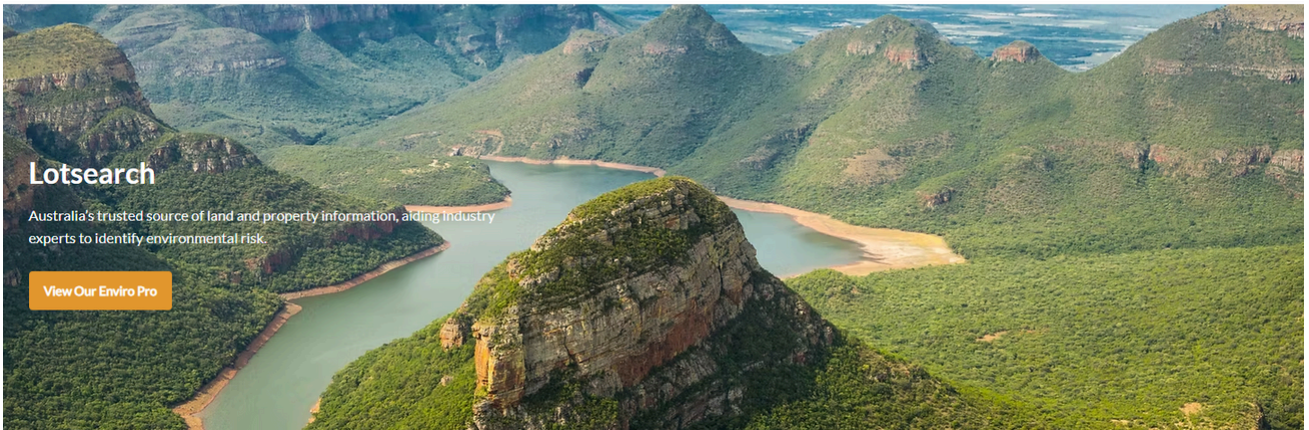
## Our New Website Is Live

Since launching in 2014, Lotsearch has grown from pioneering environmental information and insights in NSW to delivering nationwide spatial intelligence and over 100,000 environmental reports across Australia.

Today we support environmental consultants, legal professionals and government authorities with fast, accurate and defensible environmental and planning data for any site nationwide.

Our new website reflects that growth, providing a clearer space to explore a library of value-add information that supports your workflows.

If you'd like a demo or product walkthrough or have any questions about partnership opportunities, we'd love to talk.



## Lotsearch

Australia's trusted source of land and property information, aiding industry experts to identify environmental risk.

[View Our Enviro Pro](#)

## Sign up to our newsletter

[Subscribe](#)



Follow us on LinkedIn

Call us on  
02 8287 0680

Share on social



<https://www.lotsearch.com.au>

