



Bushfire Risk Search

The Lotsearch Bushfire Risk Search delivers a clear, map-based summary of bushfire hazards, including bushfire-prone land, bushfire planning overlays, and historical fire events for a property and the surrounding area.

Consolidating data from multiple trusted sources into one easy-to-use document, this Search saves time, reduces compliance risks, and supports confident property decisions.

The Search helps lawyers and conveyancers meet legal disclosure and due diligence obligations, while giving buyers and sellers confidence that bushfire hazards and regulatory requirements are fully understood.

By streamlining hours of manual research, the Lotsearch Bushfire Risk Search reduces the risk of missed hazards, prevents costly oversights, and safeguards all parties in a property transaction.

Lawyers & Conveyancers

- ▶ Meet legal due diligence and disclosure obligations.
- ▶ Streamline workflows.
- ▶ Strengthen duty of care.
- ▶ Advise clients confidently on hazards and planning controls.
- ▶ Enhance reputation and build client trust.

Key Legislation & Obligations

Planning Regulation Requirements: Building work within designated bushfire prone land is subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia). State or council level planning controls may also apply, restricting or influencing the buyer's use of the property.

Sale of Land Act 1962 (Vic): Vendors must disclose whether the land is designated as a bushfire prone area, name any planning overlay affecting the land (e.g. Bushfire Management Overlay), and not knowingly conceal material facts like a past bushfire event.

Disclosure Gaps: Vendor disclosure regimes focus on the property only, potentially missing critical bushfire hazards from the surrounding area and creating significant risk blind spots.

Key Factors

Bushfires are a major natural hazard in Australia, with significant implications for:

- ▶ how land can be used or developed.
- ▶ planning and building regulation requirements.
- ▶ insurance availability and cost.
- ▶ human safety and biodiversity impacts.

Failure to identify and disclose bushfire hazards can lead to legal non-compliance, unexpected costs, and reputational damage. Due diligence guidelines strongly recommend assessing bushfire hazards prior to property purchase to avoid surprises in land management, development restrictions, and insurance premiums.

Benefits

- ▶ Swiftly determine if a property is in or near designated bushfire-prone land, saving time and reducing errors.
- ▶ Eliminate hours of manual searches across multiple government sites and mapping platforms with a single accessible search.
- ▶ Access easy-to-read summaries and mapped visualisations that deliver clear, actionable information to support fast property decisions.
- ▶ Reduce exposure to legal action and safeguard clients' interests.
- ▶ Demonstrate diligence and strengthen trust in expertise.





Bushfire Risk Search

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Availability

- Australian Capital Territory
- New South Wales
- Queensland
- South Australia
- Tasmania
- Victoria
- Western Australia

Delivered

Within 1 hour

Price

\$54 + GST* per lot/plan

Order Direct

- lotsearch.com.au

Order from our Partners

- InfoTrack
- triSearch
- Dye & Durham

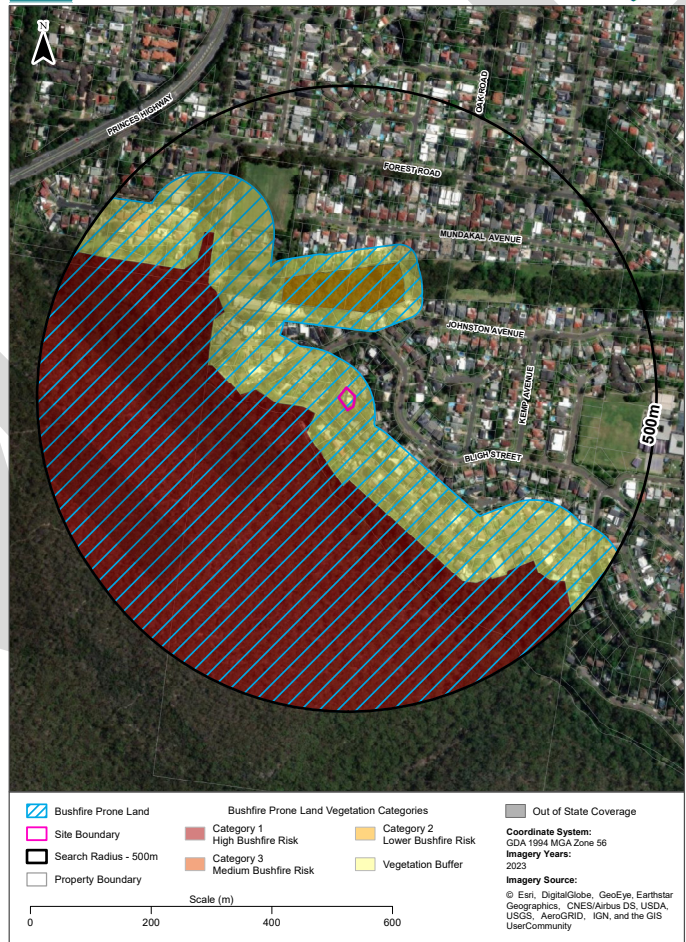
Why Lotsearch?

- ▶ **Australian-owned & Operated**
Local expertise with deep knowledge of Australian regulations.
- ▶ **Trusted Leader**
Setting industry standards in environmental risk and property due diligence since 2014.
- ▶ **Quality Assured**
All data reviewed and accuracy-checked for reliability and compliance.
- ▶ **Advanced Technology**
Automated searches reducing manual lookups, errors, and time wasted.
- ▶ **Clear & Practical Reporting**
Easy-to-read visualisations and layouts for compliance and peace of mind.

*All pricing is correct at the time of publication. Prices may be subject to change without notice.



Bushfire Prone Land



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