

Question on Notice

No. 563

Asked on 14 May 2026

HON S FENTIMAN ASKED THE ATTORNEY-GENERAL AND MINISTER FOR JUSTICE AND MINISTER FOR INTEGRITY (HON D FRECKLINGTON)

QUESTION:

With reference to property sale disclosure requirements in Queensland—
Will the Attorney-General advise whether the Crisafulli Government supports a legal requirement for sellers to disclose if a property is affected by natural hazards, including flooding or landslide risk?

ANSWER:

As the member would be aware, the *Property Law Act 2023* commenced on 1 August 2025 and introduced the seller disclosure scheme (the scheme). The purpose of the scheme is to empower prospective buyers to make informed decisions to purchase real property by ensuring relevant information is disclosed to a buyer before a contract for sale is entered into.

The scheme is based on the recommendations from the Queensland University of Technology's 2017 *Final Report: Seller Disclosure in Queensland*, which recommended bringing together existing disclosure obligations into a statutory seller disclosure scheme for freehold land.

The scheme is intentionally a seller's disclosure scheme and is not intended to replace a buyer's usual due diligence, nor provide all the information about the property that a prudent buyer may wish to know. Rather, the scheme is intended to cover matters which are in the seller's knowledge or readily available to the seller at reasonable cost.

The scheme does not require a seller to disclose information about natural hazards that affect the property, but the disclosure statement includes a warning to the buyer that information about whether the property is affected by flooding or another natural hazard or in a natural hazard overlay can be obtained from the relevant local government. The warning also provides a link to the FloodCheck Queensland portal and the Australian Flood Risk Information portal.

The former Labor Government of which the member was a Minister decided the way the scheme currently deals with natural hazards, The *Property Law Regulation 2024*, which prescribes the information to be disclosed under the scheme, was made by the Governor in Council on 19 September 2024.

At this time, the Government supports the current disclosure requirements.