

CAVEAT (Improper Dealings)

DESCRIPTION OF LAND (Note 1)

EXTENT

VOLUME

FOLIO

[Empty box for description of land]

[Empty box for extent]

[Empty box for volume]

[Empty box for folio]

CAVEATOR (Note 2)

[Empty box for caveator name]

ADDRESS OR FACSIMILE MACHINE NUMBER FOR SERVICE OF NOTICE ON CAVEATOR (Note 3)

[Empty box for address]

REGISTERED PROPRIETOR (Note 4)

[Empty box for registered proprietor name]

ESTATE OR INTEREST BEING CLAIMED

As Registered Proprietor of the Fee Simple and to prevent improper dealings.

The CAVEATOR claims an estate or interest as specified herein of the estate or interest of the abovenamed REGISTERED PROPRIETOR in the land above described BY VIRTUE OF

Registered Proprietor(s) are concerned that their title may be the subject of identity fraud and the forgery of instruments and documents purporting to be signed by the registered proprietor(s).

And FORBIDS the registration of any Instrument affecting the estate or interest

Absolutely

Dated this _____ day of _____ Year

CAVEATOR OR AGENT SIGN HERE (Note 5)

Signed _____

In the presence of _____

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
 Lot and Diagram/Plan/Strata /Survey-Strata plan number or Location name and number to be stated.
 Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
 The Volume and Folio or Crown Lease number, to be stated.
 If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary.
2. **CAVEATOR**
 State full name of the Caveator.
3. State the address, or a number for a facsimile machine in Australia for service of notice on the Caveator.
4. **REGISTERED PROPRIETOR**
 State full name and address of the Registered Proprietor/ Registered Proprietors as shown on Certificate of Title or Crown Lease and any address/addresses to which future notices can be sent.
5. **CAVEATOR'S OR AGENTS EXECUTION**
 A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated. Execution by a corporation or body corporate must be in accordance with the Corporation Act



EXAMINED

NOTICES TO BE SENT:

OFFICE USE ONLY

**CAVEAT
(Improper Dealings)**

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items No.s
2. _____	
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Lodged pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.