

Land Title Act 2000  
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

<b>N</b>	<b>C</b>	<b>No:</b>
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**IMPORTANT NOTICE**

Please Note Privacy Statement Overleaf

**NOTICE OF COMMENCEMENT  
OF PROCEEDINGS BY  
THE CAVEATOR**

The caveator hereby notifies the Registrar-General that he or she does not want the caveat to lapse and that he or she has started proceedings to establish the interest claimed under the Caveat. (NOTES 1, 2)

Register	Volume	Folio	Location	Lot Description	Plan	Unit

(NOTE 3)

<b>CAVEAT NUMBER</b>	
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(NOTE 4)

<b>CAVEATOR</b>	
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(NOTE 5)

<b>CAVEATEE</b>	
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(NOTE 6)

<b>DETAILS OF PROCEEDINGS</b>	Description:	Number:
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(NOTE 7)

.....  
SIGNED by the Caveator or authorised Agent of the Caveator  
on (Date) .....  
In the presence of:  
.....  
Signature of qualified witness  
.....  
Full name of qualified witness  
.....  
Witness contact address/phone number

(NOTE 8)

## SCHEDULE OF NOTES

1. This form is lodged as an original only and must be typed or completed in biro. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
2. This form must be used when notifying the Registrar-General that proceedings have already commenced to establish the interest claimed under the Caveat within 14 days of being served with the notice under section 142 (3) of the *Land Title Act 2000* or if a Form 81 Notice of Intention to Commence Proceedings by the Caveator has already been lodged, this form must be lodged within 3 months of the date of lodgement of the caveat itself. A failure to do so will result in the caveat lapsing.
3. Volume and Folio references must be given together with complete parcel description. The certificate as to title need not be produced.
4. Insert the caveat instrument number.
5. Insert Caveator's full name.
6. Insert Caveatee's full name.
7. Provide details of proceedings.
8. Persons who may witness this document are a Commissioner for Oaths, a member of the Legislative Assembly, a legal practitioner within the meaning of the *Legal Profession Act 2006*, a person holding office under the *Supreme Court Act 1979*, the *Justices of the Peace Act 1991*, the *Local Court Act 2015* or the *Registration Act 1927*, a member of the Police Force, a person licensed as a conveyancing agent or real estate agent under the *Agents Licensing Act 1979*, a Notary Public and any other person approved by the Registrar-General.

A witness to an instrument executed by an individual must first:

- take reasonable steps to ensure that the individual is the person entitled to sign the instrument;
- have the individual execute the document in the presence of the witness;
- not be a party to the instrument; and
- if witnessing more than one signature, clearly state that he/she has witnessed more than one signature. (ie I have witnessed the two signatures appearing above).

After signing, witnesses must legibly write, type or stamp their names and contact address or telephone number below their signature.

For a corporation, an instrument must be executed in a way permitted by law or sealed with the corporation's seal in accordance with the *Law of Property Act 2000*, Section 48.

For witnessing of instruments executed outside the Northern Territory refer to Schedule 1 of the *Land Title Act 2000* and the Registrar-General's Direction.

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## PRIVACY STATEMENT – LAND REGISTER FORMS

The Registrar-General's Office is authorised by the *Land Title Act 2000* to collect the information on this form for the establishment and maintenance of the Land Register, which is made available for search by any person, anywhere, including through the Internet, upon payment of a fee. The information is regularly provided to other NT Government agencies, the Australian Valuation Office, local governments, the Australian Bureau of Statistics, the Australian Taxation Office or other Commonwealth Agencies as required or authorised by law, and some private sector organisations for conveyancing, local government, valuation, statistical, administrative and other purposes. The NT Government also uses the information to prepare and sell or licence property sales reports to commercial organisations concerned with the development, sale or marketing of property.

Failure to provide the information in full or in part may prevent your application or transaction being completed.

Your personal information provided on this form can be subsequently accessed by you on request. If you have any queries please contact the Deputy Registrar-General on 8999 5318.