

Land Title Act 2000
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

C	X	No:
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IMPORTANT NOTICE

Please Note Privacy Statement Overleaf

**REQUEST TO
CANCEL CAVEAT**

The applicant requests to have the caveat described below cancelled from the Register in respect of the land described. (NOTES 1 & 4)

Caveat Number:		(NOTE 5)
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Register	Volume	Folio	Location	Lot Description	Plan	Unit	
							(NOTE 6)

APPLICANT	Name: Address:	(NOTE 7)
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GROUNDS FOR CANCELLING CAVEAT		(NOTES 1 & 8)
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ADDRESS FOR THE SERVICE OF NOTICES TO THE CAVEATOR		(NOTE 9)
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.....

SIGNED by the Applicant

on (Date)

In the presence of:

.....

Signature of qualified witness

.....

Full name of qualified witness

.....

Witness contact address/phone number

(NOTE 10)

OFFICE USE ONLY

Notices sent to the caveator at the address shown on caveat

Notices sent to the caveator at the address shown on caveat

On / / 20.....

On/..... / 20.....

Registered Mail No:

Registered Mail No:

Notices sent to the caveator at the address shown on caveat

Notices sent to the caveator at the address shown on caveat

On / / 20.....

On / / 20....

Registered Mail No:

Registered Mail No:

SCHEDULE OF NOTES

1. The Registrar-General may cancel a caveat if a request to cancel the caveat is lodged and the Registrar-General is satisfied that:
 - a) the interest claimed by the caveator has ceased or the claim to it has been abandoned or withdrawn
 - b) the claim of the caveator has been settled by agreement or otherwise satisfied or
 - c) the nature of the interest claimed does not entitle the caveator to prevent registration of an instrument that has been lodged.
2. This application is lodged as an original only and must be typed or completed in ink or biro. Any person including the caveatee may invoke the provisions of section 144(1) of the *Land Title Act 2000*. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
3. The statutory period for cancellation is 7 days after the notice has been posted by the Registrar-General.
4. If an instrument that has been lodged will, on registration, give full effect to an interest claimed in a caveat the Registrar-General may remove the caveat immediately before registering the instrument.
5. Insert Caveat instrument number.
6. Volume and Folio references must be given together with complete parcel description. The certificate as to title need not be produced. If the caveat affects more than one certificate of title it will be removed only in respect of the certificates quoted in the panel.
7. Insert full name of the applicant.
8. Insert grounds for cancellation of caveat. If there is insufficient space below the space above or an annexure sheet (Form 95).
9. A postal address of the caveator must be given.
10. 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.

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.