

# Caveats

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*A caveat is a notice to the world of an unregistered interest in the land.*

- Used to protect a legally recognised interest in land
- **'Freezes'** the property by preventing others from registering any other dealing which infringes on that interest, without first providing notice to the relevant person.



## EXAMPLES

- A purchaser lodging a caveat on a property after signing a contract to purchase it, to provide notice of the agreement and prevent the Vendor from otherwise selling or charging the land.
- A bank lodging a caveat for an unregistered mortgage, to provide notice and restrict other mortgage registrations.

### 3 WAYS TO REMOVE A CAVEAT:

1. Withdraw (with consent);
2. Request the Registrar issue a lapsing notice;
3. Apply to the Supreme Court.