

**WITHDRAWAL OF CAVEAT**

Form 037 - WX

*Land Titles Act 1925***IMPORTANT INFORMATION**

This form is to be used to lodge a withdrawal of caveat under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr).

**PRIVACY NOTICE**

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

**INSTRUCTIONS FOR COMPLETION**

- The certificate of title is not required for lodgement of this document.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- If the caveator's solicitor withdrawing the caveat is not the same as the solicitor who lodged the original caveat, evidence of authority to act from the caveator must be produced with this form.
- Execution by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director must state sole director. (This execution does not require a witness).

**LODGEMENT AND CONTACT INFORMATION****Website:**[www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au)**Email:**[actlandtitles@act.gov.au](mailto:actlandtitles@act.gov.au)**General Enquiries:**

(02) 6207 3000

**In Person:**

Environment, Planning and Land Shopfront

Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson

Opening hours - Monday to Friday 8:30am to 4:30pm (*excluding public holidays*)

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LODGING PARTY DETAILS				
Name	Email Address	Customer Reference Number	Contact Telephone Number	

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit

REGISTERED CAVEAT NUMBER BEING WITHDRAWN	DATE CAVEAT WITHDRAWAL IS EFFECTIVE

FULL NAME OF CAVEATOR/S (Surname Last) (ACN required for all companies)

REPRESENTING SOLICITOR DETAILS FOR CAVEATOR (Complete if applicable – otherwise state below “Not Applicable”)		
Name of Firm	Solicitor Email Address	Solicitor Name

FULL NAME OF REGISTERED PROPRIETOR/S (Surname Last) (ACN required for all companies)

CAVEATOR/S – EXECUTION	
Print full name of Caveator/Caveator's Solicitor	Print full name and address of witness
Signature of applicant	Signature of witness

OFFICE USE ONLY			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by/Registered on		Attachments / Annexures	