

Form 036 - X

Land Titles Act 1925

I/We forbid the registration of any instrument affecting the land stated below in the "Action required by this Caveat" section of the form, unless this Caveat is withdrawn by me/us or by order of the court or lapses fully or partially in order to allow registration of an instrument.

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
2357/58	Denman Prospect	56	4	

CAVEATOR (Surname Last) (ACN required for all companies)	FULL POSTAL ADDRESS (including postcode)
[REDACTED]	[REDACTED] Biggera Waters QLD 4216

REPRESENTING SOLICITOR DETAILS FOR CAVEATOR (Complete if applicable – otherwise state below "Not Applicable")		
Name of Firm	Solicitor Email Address	Solicitor Name
[REDACTED]	[REDACTED]	[REDACTED]

FORM OF TENANCY – (to be completed where more than one Caveator is listed)
<input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common in Equal Shares <input type="checkbox"/> Tenants in Common in (the following shares) - (Please state Caveator's name and shares out in full)

REGISTERED PROPRIETOR/S (Surname Last) (ACN required for all companies)	FULL POSTAL ADDRESS (including postcode)
[REDACTED]	[REDACTED] Coombs ACT 2611

NATURE OF THE ESTATE OR INTEREST IN THE LAND (for information regarding what is considered a caveatable interest see instructions)
Pursuant to an unregistered mortgage dated 21 December 2020 between Mortgagee and [REDACTED] as Mortgagee. 35

ADDRESS FOR SERVICE OF NOTICES FOR THE CAVEATOR (Must be an address in the Australian Capital Territory – including postcode)
C/- InfoTrack Level 8, 15 London Circuit, Canberra City ACT 2600.

ACTION REQUIRED BY THIS CAVEAT (Tick the appropriate box – one box should be Ticked)

- (a) Prevention of all instruments with the land (refer to statutory exceptions overleaf).
- (b) Prevention of all instruments with the land other than those dealings as identified at 5104(5) Land Titles Act 1925
- (c) Prevention of instruments as follows;

CERTIFICATION *Delete the inapplicable

Caveator

- *The Certifier has taken reasonable steps to verify the identity of the Caveator or his, her or its administrator or attorney.
- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

██████████
LEGAL PRACTITIONER

for: ██████████

on behalf of the Caveator

OFFICE USE ONLY

Lodged by	██████████	Registered date / by	23 DEC 2020
Data entered by	██████████	Attachments/Annexures	██████████

Coomb's ACT 2611

NOTICE TO REGISTERED PROPRIETOR OF LODGEMENT OF CAVEAT

Section 105(1) Land Titles Act 1925

This letter is to provide notice that a caveat has been lodged with this office affecting the land of which you are the registered owner. A copy of the caveat is attached (interest in land provided).

A caveat is a document, which is entered in the land titles register to protect an interest in land. The existence of a caveat on the register relating to your land does not give the caveator the right to do anything with the land. However, it does prevent the registration of any change in the register until notice of that change has been given to the caveator.

Upon receiving notice of any proposed changes in the register relating to your land the caveator may apply to the Supreme Court for an order preventing the registration of that change. If the caveator elects not to seek such an order the changes can be registered.

The caveat will remain on the register until it is withdrawn or otherwise disposed of. You should seek independent legal advice if you require further information regarding the caveat and its effect.

LAND AFFECTED BY CAVEAT

VOL:FOL	DIVISION:SECTION:BLOCK:UNIT
2357:58	Denman Prospect: [REDACTED]

CAVEAT NUMBER

3044629

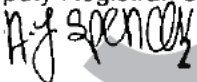
CAVEATOR

[REDACTED]

REGISTERED PROPRIETOR(S)

[REDACTED]

Ashlee Spencer
Deputy Registrar-General



23 DEC 2020

Access Canberra

Land Titles

GPO Box 158 Canberra ACT 2601

Phone 132 281

ABN 68 367 113 536