



GUIDELINES ON CAVEAT STRATA LOT NUMBER & LEGAL POSTAL ADDRESS OF STRATA DEVELOPMENT

*LAND CODE (AMENDMENT) ORDER, 2016

1. DEFINITION

A formal legal notice that a person has an interest on a particular land or property to be registered with the Land Department (Registration Section).

2. WHO CAN LODGE THE CAVEAT?

Any person who has an interest in the subject property.





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3. CAVEAT FORM (Refer to Annex 11A)

- 3.1 Submit **FORM G** to the Land Department by providing details description of the caveat to be registered in the registry system with the prescribed fee (Refer to www.land.gov.bn).
- 3.2 Enclose with original land title.
- 3.3 Enclose with statutory declaration (Section 35).
- 3.4 Full name of Caveator.
- 3.5 The interest affected by the caveat must be stated.

4. REQUIREMENTS

Provide the *Strata LOT Number* and the *postal address* issued by the Survey Department.

5. CAVEAT NOTICE (Refer to Annex 11B)

Once a caveat is lodged, the caveat notice will be served on the registered owner by issuing **FORM H**.

6. EFFECT OF CAVEAT

So long as a caveat remains in force, no other transfer, charge, lease or sub-lease or otherwise can be registered on the land with the exception of transfer or transmittance through succession, court order or act of law.



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7. DURATION OF A CAVEAT

It will be valid for a period of 3 years.

8. RENEWAL OF A CAVEAT

It can be renewed for a further period of not exceeding 3 years with the prescribed fee (Refer to www.land.gov.bn).

9. REMOVAL OF A CAVEAT

Registered landowner or any person having a registered interest in land against which a caveat has been entered may at any time apply to the High Court for an order that the caveat be removed by Caveator.

10. WITHDRAWAL OF A CAVEAT (Refer to Annex 11C)

A caveat may be withdrawn at any time by submitting **Form I** accompanied with the prescribed fee (Refer to www.land.gov.bn).

"FORM G

Caveat

To the Land Officer
[Here enter name of district as appropriate.]

I ofhereby apply for
the entry of a caveat upon the title to the land by entry in the
Register No.and registered in the Land Office at
.....as follows –

.....
.....

2. The grounds of my claim to the *land/interest are –

.....
.....

3. As required by section 35 of the Land Code (Chapter 40),
I now submit –

(a) the prescribed fee of \$; and

(b) a statutory declaration of *myself/my advocate and
solicitor verifying the claim set out in paragraph
2 above.

Dated thisday of20 .. .

Signed by the above-named [.....] in
the presence of

Entered in the Register Volume.....Folio.....

.....
Land Officer

FORM H

Notice of entry of caveat

Toof
*registered owner of the land/person having interest in the land
describe in the and registered in the Land
Office at

This is to inform you that, in exercise of the powers
conferred by sections *38/45(2), I have this day entered, upon the
Register in respect of the land —

*(a) a Land Officer's Caveat.

*(b) a caveat on the application of —

.....

and the effect thereof is —

.....

.....

.....

[Here state the effect of the caveat]

Dated this day of, 20.....

Land Officer

District

4th. JUNE, 2016

FORM I

Notice to Withdraw Caveat

To the Land Officer
[Here enter the name of the District as appropriate.]

I, of being the *person/
personal representative of the person who entered Caveat
Volume No Folio No..... against the *land/registered
interest described in the Register No. and
registered in the Land Office at, hereby
give notice that I wish to withdraw the said caveat under section
41 of the Land Code (Chapter 40).

2. As required, I submit herewith the prescribed fee of
\$.....

Dated thisday of, 20.....

.....
*Signature of *caveator/
Personal representative of caveator*

ANNEX 11C