



# HOW TO PROTECT YOUR HOME AND PROPERTY INVESTMENTS

Your home and any investment properties can typically be your largest and most valuable assets. It is therefore very important that you take all steps to protect them by minimising the risk of fraudulent activity on your property.

Identity theft and online fraud are becoming more commonplace in our society and this can raise concerns that the security of your property assets could fall victim to these activities.

If you do have concerns that a fraudster could steal your identity and deal inappropriately with your property, then there is an additional protection you can put in place to minimise this risk. You can put a Caveat, in your name, on the title to your property.

## What is a caveat?

A Caveat may prevent any changes occurring on your property title by other parties without your knowledge, such as transferring the property out of your name or fraudulently obtaining a mortgage over your property. If you are concerned your identity has been stolen, a Caveat will put all parties on notice. For example, someone looking to purchase your property or a bank looking to lend money and use the property as security will see the Caveat recorded and take further steps to ensure they are transacting with the right party.

A Caveat can provide an additional layer of fraud prevention. Offering long-term protection, the Caveat remains on your property title until you, the owner, formally withdraw it or an application is made by a third party to remove it. If an application is made to remove it a notice would be sent to the address given by you on your Caveat at which point you would have an opportunity to challenge the removal.

## How do you record a caveat on your property?

Ask your Solicitor or Conveyancer to electronically record a Caveat on your property's title on your behalf through an Electronic Lodgment Network Operator (ELNO).

We recommend that you seek legal advice before recording a Caveat.

## Find out more

[www.nswlrs.com.au/Titles-Dealings/Title-Information/Buying-Selling-Property-in-NSW/Caveat](http://www.nswlrs.com.au/Titles-Dealings/Title-Information/Buying-Selling-Property-in-NSW/Caveat)