



How the legal mechanism operates when a property is registered with Homes for Homes

To recognise a property's participation in Homes for Homes, Homes for Homes lodges a caveat over the land title. The caveat acts as a simple reminder to the registered proprietor when selling their property of their promise to donate 0.1% of the sale proceeds to Homes for Homes.

Lodgement process



Caveat

Land Services SA Form C1 (Electronic Lodgement).

Claim category

Homes for Homes

Claim statement

Homes for Homes Charge granted to secure payment of a donation of 0.1% of the sale price upon each sale of the Land by the registered proprietor at the time of sale, under a donation deed with the Caveator and Caveatee dated *[Day Month Year]*.

Estate or interest claimed and prohibition

Estate or interest claimed

Interest as chargee

Prohibition

Permissive

Set of operative words

Permits the registration or recording of any instrument affecting the estate or interest of the caveatee in the Land described subject to the claim of the caveator.

Transfer settlement process



Homes for Homes caveat remains on title and simply flows through the PEXA workspace.

Withdrawal process

Withdrawal of caveat

Land Services SA Form W1 (Electronic Lodgement).

Requesting party

Withdrawal will be provided upon request by emailing enquiries@homesforhomes.org.au.

Lodgement

For standalone Withdrawal of Caveats, Homes for Homes legal representative will lodge the Caveat Withdrawal via PEXA upon receipt of request. If the Withdrawal of Caveat is to be lodged as part of a settlement transaction electronically, Homes for Homes will confirm its legal representative acting on behalf of Homes for Homes and request vendors representative or lender invite Homes for Homes' legal representative into the PEXA workspace. Homes for Homes' legal representative will prepare and execute the Withdrawal of Caveat on behalf of Homes for Homes.

If the withdrawal of caveat is to be lodged as part of a settlement transaction that is not being electronically lodged, a paper Withdrawal of Caveat Form W1 will be provided to the requesting party.