

## Effective Dates

## ASSGN 14

Requests for registration of a transaction (usually an assignment) sometimes refer to an 'effective date' of the transaction, asserting that an earlier (un-exhibited) document transferred title. It is usually part of the registration request that this earlier date is the date accorded to the change of ownership on the Register.

Before such a registration can be made there are objections to be overcome, eg. consideration of the potential Stamp Duty liability of that earlier document and its= meeting the requirement to be signed by all parties, together with all other technical requirements. Unless these considerations can be satisfied registration should not be made quoting that earlier date.

While a Form 21/77 signed by all parties will be accepted at face value, registration based on an assessment of the evidence should reflect that evidence and not documents which are unseen and not available for inspection.

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