



S & AJ NOBLE
77 GOOLWA ROAD
MIDDLETON SA 5213

File No: FM7.85.009
Out No: OREC15289921

26 October 2021

Dear Ratepayer,

**Change of property ownership with outstanding balance
A14268 - 7 BUCHANAN COURT HINDMARSH VALLEY SA 5211**

Our office has received confirmation from the Lands Titles Office that you purchased the above-mentioned property with settlement on 20 August 2021.

Normal practise for settlement is for both parties' conveyancers to complete an adjustment for the council rates to the end of the financial year. The purpose of this letter is to advise you that this has not occurred on this occasion and \$747.55 remains outstanding. We have spent the last two months in contact with the vendor's conveyancer, to obtain payment of the outstanding amount but have recently been advised that this will not occur until the vendor completes settlement on another property, but no timeframe has been provided.

We have now changed the ownership on the assessment record into your name for 7 Buchanan Court Hindmarsh Valley. As the outstanding balance relates to the parent property (prior to the subdivision), we have maintained the previous owners name on the account with the outstanding balance and rate notices will continue to be issued in their name. Please note that this does not discharge your liability under the Local Government Act 1999, and the full outstanding balance of the parent property is indivisible over all new properties created from the subdivision (meaning that you also have liability for the full outstanding balance of \$747.55)

As your conveyancer has not sent a settlement notification to our office, we are unaware who they are and can therefore not contact them on your behalf. Please contact your conveyancer if you believe an adjustment of the council rates was made at the time of settlement, or to follow up payment of the remaining balance.

If you require any further assistance please don't hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lauren Straiton'.

Lauren Straiton
Senior Rates Officer