


# Senate Select Committee on Superannuation and Financial Services

## Main Inquiry Reference (a)

Submission No. 123

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**SUBMISSION BY JUNE MARY SCHOTT  
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**Summary of dealings by June M Schott with Piggott Wood and Baker Solicitors  
of Hobart (referred to as PWB).**

30 July 1998	\$20,000 lodged with Piggott Wood & Baker for investment in their Mortgage Scheme. Rec. No. 68581 (LR & AC Pybus).
December 1998	Requested repayment of \$20,000 by letter.
10 December 1998	Letter received from PWB saying they cannot repay the \$20,000 unless the borrower (Pybus) sells the property or repays the loan.
8 February 1999	Letter from PWB in reply to second request for repayment as funds are not available.
30 August 1999	Letter from PWB stating the LAJ Trust (Pybus) Mortgage was not accepted by Perpetual Trustees as a part of the transfer of PWB mortgages plan.
30 September 1999	Mortgage Loan Report from PWB disclosed the Mortgagor was LR & AC Pybus, the borrower was the LAJ Trust and the property covered was 2 units at Lot 26 Blackstone Road, Blackstone Heights.  Valuation for Loan application 7/12/98 \$198,000. Loan Principal \$129,000. The 2 units had not been completed.
3 November 1999	Phoned PWB at 2.30pm. Told that the units are being completed then will be sold or alternative finance arranged.
9 December 1999	Phoned PWB at 10.30am. Spoke to John Turner who stated no action had been taken.
22 December 1999	Mortgage Loan Status Report received from PWB stating that the units have not been completed. Quotes have been received for the work required.

1 February 2000

Phoned PWB and spoke to Ian Stewart (John Turner away) Asked for information as to whether the quotes for completion had been accepted and if so when would the work commence.

Ian Stewart to phone with the information.

16 February 2000

- Phoned PWB and spoke to John Turner who said Pybus was in New Zealand and he did not know if the quotes had been accepted or if the work had started.

Requested an up to date valuation in the uncompleted state.

Turner said he would phone after contacting Pybus.

24 February 2000

Phoned John Turner who stated he had not completed his review of the Pybus mortgage or contacted Pybus.

25 February 2000

John Turner phoned. A block of land worth \$20,000 has been registered as additional security for the mortgage of \$129,000.

The value of the unfinished units is now \$144,000 plus the extra land of \$20,000 totals \$164,000.

The completed units are valued at \$180,000.  
(Note valuation for loan application was \$197,000.)

16 March 2000

Report from PWB stated the units should be complete by the end of March 2000.

17 July 2000

Report from PWB stated the units would be completed by end of July 2000.

16 November 2000

Report from PWB stated that after local Council inspection additional work was ordered. Pybus advised the work was in progress. When completed separate stratum titles will be issued.

20 February 2001

Report from PWB which stated the owner advises the majority of the works have been completed. The owner also advised a new valuation had been obtained and an application for finance had been prepared. The loan was expected to be refinanced in the next 4 weeks.

30 April 2001

Phoned PWB. Spoke to Ian Stewart requesting an updated report and was given the following information. The solicitor for Pybus had informed PWB (by fax) on the 20th April 2001 that the builder and local Council were meeting for an inspection prior to the granting of the stratum titles.

Requested that they follow this up with the solicitor for Pybus.

1 May 2001

Phoned at 2.30pm. Ian Stewart away, requested by M Burke to phone 3/5/01.

3 May 2001

John Turner from PWB phoned to say that PWB have issued Mortgage Sale Notices to Pybus on the 2nd May 2001.

*John Schutte.*