

Moai Court Martial-facebook 19/12/13  
John Wanoa Private Prosecutor

# PROPERTY LAW SECTION

New Zealand Law Society

Dear **Chris MOORE**  
**Robert MUIR**  
**Sharon COTTRELL**

## Maori Land Compliance Issues



### BAD TITLES

**MOAI ADMIRALTY COURT MARTIAL CITATIONS** Affidavits marked red letters You must swear your Oath of Office and transfer Land Title to "Moai Crown" Confederation King William IV Commerce Contract Trade Bank Creditor Business Partner Kings Royal Revenue Mortgage Seal seized of Land Title IDENTIFIER NA81B/528 X 8027703.1. Re Lodgment Dealing Number 8027703 Private Registration. 61 Cook Street Auckland. You are now Accessory of Douglas RIKARD-BELL Fraud Land transfer Levy Debtors Billed by Moai Crown Kings Bench Admiralty Court Martial Private Prosecutor, Sheriff Jurisdiction overrides you're Jurisdiction. You're required to reverse this Title and pay off 2 Owners Simon Roundtree & James Brown for Illegal Mortgage on this Moai Crown Land. Please note this Kings orders you to correct your illegal Fraud Mistake. Moai uses our Legal Power Superior Absolute Land Titles, unrefuted Kings Commercial Contract now seize this Property from the Present Owners notified NZ Police & British Military. 'Moai Crown' Kings Commerce Principal to you Offenders 'Crown' Agents Email info@linz.govt.nz Affidavit: Customary Legal Advocate Creditor & I John Hoani KAHAKI WANOA Private Prosecutor swear my truth Affidavit. That you Robert MUIR, Chris MOORE and Sharon COTTRELL have 7 working days from 4pm 19/12/2013 to 4pm on the 7<sup>th</sup> Government workday January 2014 refute this Claim is seized if you don't transfer Title to Moai Crown

This letter is to advise you of issues that have arisen in connection with the registration of title transactions affecting Maori Freehold land, and the measures LINZ now needs to take to ensure **compliance with Te Ture Whenua Maori Act 1993**.

### Audit 21 October 2008 ALL LAND IN NEW ZELAND WAS ILLEGAL ("CROWN") ASSUMEN FRAUD MAORI LAND

Recently the Registrar-General of Land commissioned an audit of lawyers making e-dealing certifications in relation to Maori Freehold land. A compliance review of transactions lodged over a sixteen-month period has identified that incorrect certifications have been provided in 25 out of 45 cases where Maori Land Court confirmation was required. These results are disappointing, and indicate that further steps are needed to ensure lawyers meet their obligations under Te Ture Whenua Maori Act 1993 when certifying land title transactions for registration. LINZ and the New Zealand Law Society Property Law Section take these matters very seriously and will be working together to ensure that further guidance and education is provided to the legal profession on compliance requirements for Maori land. Also, to address these issues in the interim, LINZ will put in place additional measures that will enable e-dealing transactions affecting potential Maori Freehold land to be quality assured for compliance by LINZ personnel prior to registration.

### Step Down to Lodge MOAI CROWN REGISTERED LAND TITLES ARE CERTIFIED MP NOTE LEVY INSTRUMENT

For the time being, we will implement a new business rule within Landonline. Transfers and mortgages that are currently 'auto registration' will step down to 'lodge' if the land involved is flagged with potential Maori Freehold land status. This effectively means that all instruments affecting Maori land will be subject to further review by LINZ to verify that the requirements of Te Ture Whenua Maori Act 1993 have been complied with. Upon receipt of the dealing, a LINZ Processing Centre officer to establish whether or not the land is Maori Freehold land will carry out an investigation. And, if so, whether the appropriate Maori Land Court confirmation has been obtained. If necessary, a requisition will be issued to the law firm to produce appropriate evidence of Maori Land Court

### Confirmation Process PLEASE NOTE THAT ALL LAND IN NEW-ZELAND IS "MOAI CROWN" LAND ABSOLUTE

Where the lawyer has certified that they have complied with the requirements of Te Ture Whenua Maori Act 1993, they will need to lodge an image of the Maori Land Court confirmation with the instrument. Where there is no such confirmation, the LINZ Property Rights Analysts (PRAs) will ask lawyers to produce this certification. LINZ will accept a copy of the Maori Land Court confirmation. This copy can be faxed, emailed, or photocopied and posted to LINZ. LINZ will require this evidence before the transaction is registered.

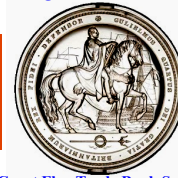
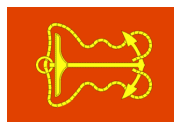
### Consequences of Non-compliance "MOAI CROWN KING WILLIAM IV" BRITISH REGISTERED N.Z LAND TITLES

Any instance of non-compliance will be treated seriously. LINZ will refer such cases to the New Zealand Law Society Lawyers Complaints Service. A lawyer who, without properly investigating land status, provides an incorrect certification as to Maori land compliance will be in breach of Rule 2.5 of the Lawyers and Conveyancers Act (Lawyers: Conduct and Client Care) Rules 2008 and may face disciplinary action as a result. The Registrar-General of Land may also impose sanctions under the Land Transfer Act including suspension or revocation of e-dealing certifications rights pursuant to section 164B(2) of the Land Transfer At 1952.

### "MOAI CROWN" LEVIED DEBTORS 3 ALLEGED FRAUDSTERS

Chris MOORE Chair, New Zealand Law Society  
Property Law Section

  
Robert Muir  
Registrar-General of Land



Robert MUIR Registrar-General of Land

Sharon COTTRELL General Manager, Customer Services

  
Sharon Cottrell  
General Manager, Customer Services

King Sealed Moai Sovereign Bank Levy Pound Note Legal Tender

King William IV Admiralty Court Flag Trade Bank Seal Royal Revenue Moai Pound Debtors Levy

Admiralty and Maritime Law Guide  
International Conventions



Transfer current Illegal Land Owners Simon Roundtree & James Brown Title to correct native legal owner "Moai Crown"  
'Moai Kings Bench' revoke e-dealing certification rights pursuant to section 164B (2) of the Land Transfer Act 1952