

and the production of the last-mentioned boundary across a public road to its north-western side, again along the said north-eastern boundary, the north-eastern boundary of Section 3, Block X, Uawa Survey District, the north-western boundaries of Lot 7, D.P. 3613, to and along the southern side of a public road to a point in line with the north-eastern boundary of Lot 10, D.P. 2874, along a right line to the said north-eastern boundary and its production to the middle of the Mangaheia River, up the middle of that river to a point in line with the southern boundary of Section 2, Block VI, Uawa Survey District, to and along that boundary and the southern boundary of Sections 3 and 2, Block V, Uawa Survey District, the western boundary of Section 2, Block V, aforesaid, to and along the southern side of a public road to a point in line with the north-western boundary of the northern portion of the said Section 2, along a right line across that road to its northern side, along the said boundary and its production to the middle of the Mangaheia River, up the middle of that river to a point in line with the northern boundary of Section 9, Block V, Uawa Survey District, to and along that boundary and the northern boundaries of part Lot 3, D.P. 2058, to its north-eastern corner, along the south-western boundaries of Sections 1 and 3, Block II, Uawa Survey District, and the production of the last-mentioned boundary across a public road, and again along that boundary and the south-western boundary of Section 4, Block I, Uawa Survey District, and its production across a public road, and again along that boundary and the south-western boundary of Section 2, Block XIII, Tokomaru Survey District, to its westernmost point, being also a point on the southern side of a public road, along a right line bearing 30° 30', distance 5200 links, crossing the said public road, along a line bearing 353° 15', distance 8700 links to the northern boundary of Lot 19, D.P. 3395; thence in an easterly direction generally along a right line bearing 82°, distance 12400 links to Trigonometrical Station 171, Puakato, in Block XIII, Tokomaru Survey District, along a line bearing 90°, distance 12000 links to the western boundary of part Tauwhareparae No. 3, along that boundary, the north-eastern boundaries of Section 2, Block II, Uawa Survey District, Mangatokerau 1c, parts Section 1, Block III, Uawa Survey District, and the production of the last-mentioned boundary across a road reserve to the middle of the Hikuwai River, down the middle of that river to a point in line with the north-western boundary of part Kopuatarakihi 2A in Block III, Uawa Survey District, to and along that boundary and its production across State Highway No. 35, again along the said north-western boundary, the north-western boundaries of Kopuatarakihi 1B 4, 1A, Kaiarau No. 1, and the production of the last-mentioned boundary across a public road to the sea coast; thence in a southerly direction generally along the sea coast, including all off-shore islands, to the northern boundary of Pakarae A Block in Block VIII, Whangara Survey District; thence northerly generally along the northern boundary of the said block and its production across a public road to the western side, again along that boundary to the eastern side of a public road, due west along a right line across that road to the middle of the Pakarae River, up the middle of that river to the point of commencement.

B. TAUWHAREPARAE RIDING—COUNTY OF COOK

ALL that area in the Gisborne Land District, Uawa County, bounded by a line commencing at a point in the middle of the Pakarae River, being a point in line with the south-eastern boundary of Mangaheia 1F Block in Block XIV, Uawa Survey District, and being a point on the Cook County boundary as described in *Gazette*, 1956, page 410, and proceeding in a northerly direction generally along a line as described in the first part of the Schedule to the westernmost corner of Section 2, Block XIII, Tokomaru Survey District; thence in a northerly direction generally along lines bearing 314°, distance 1400 links, bearing 328°, distance 1100 links, bearing 294° 30', distance 2800 links, bearing 349° 41', distance 5669 links, bearing 345° 21', distance 1098 links, bearing 344° 29', distance 10800 links, bearing 74° 30', distance 4500 links, bearing 9° 30', distance 6600 links, bearing 273°, distance 7500 links, bearing 315°, distance 1600 links, bearing 298° 30', distance 11800 links, bearing 267°, distance 2550 links, bearing 258°, distance 4500 links, bearing 20° 29', distance 17000 links, to the southern boundary of Tauwhareparae 2b in Block VIII, Tutamoi Survey District, along that boundary and its production to the middle of the Mangamaunu Stream, down the middle of that stream to and up the middle of the Mata River to a point in line with the southern boundary of Huiarau No. 3 in Block VI, Tutamoi Survey District; thence in a southerly direction generally up the middle of the Mata River to a point in line with the western boundary of Lot 1, D.P. 2227, to and along that boundary and the western boundary of Lot 3, D.P. 2228, and the production of the last-mentioned boundary across a public road, to and along the western boundary of Section 2, Block VI, Tutamoi Survey District, and its production across a public road, to and along the said western boundary of Lot 3, D.P. 2228, along the generally western boundaries of Lots 4 and 7, D.P. 2230, Lot 12, D.P. 2047, Section I, Block XIV, Tutamoi Survey District, Section 1, Block II, Waingaromia Survey District, and the production of the last-mentioned boundary to the middle of the Waingaromia River, down the middle of that river to a point in line with the south-western boundary of Lot 1, D.P. 1104, to and along that boundary and its production to the middle of a public road, along the middle of that road to and along the middle of another public road to a point in line with the northern boundary of Section 5, Block

XII, Waingaromia Survey District, to and along the northern and then eastern boundaries of that section, and the production of the last-mentioned boundary to the middle of a public road, along the middle of that road to a point in line with the northern boundary of Section 1, Block XV, Waingaromia Survey District, to and along that boundary and the northern boundary of Section 2, Block XVI, Waingaromia Survey District, and the production of the last-mentioned boundary to the middle of the Mangara Stream, down the middle of that stream to a point in line with the western boundary of Lot 9, D.P. 2342, to and along the western and then southern boundaries of that lot, the southern boundaries of Lot 8, D.P. 2342, the western boundary of Section 2, Block XIII, Uawa Survey District, and the production of the last-mentioned boundary across a public road to its northern side, again along the said western boundary and its production to the middle of the Pakarae River, along the middle of that river to the point of commencement.

T. J. SHERRARD, Clerk of the Executive Council.

(I.A. 176/61)

The Real Estate Agents Examination Order 1964

BERNARD FERGUSSON, Governor-General

ORDER IN COUNCIL

At the Government Buildings at Wellington this 16th day of March 1964

Present:

THE HON. DEAN J. EYRE, PRESIDING IN COUNCIL

PURSUANT to section 35 (2) of the Real Estate Agents Act 1963, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby makes the following order.

ORDER

1. (1) This order may be cited as the Real Estate Agents Examination Order 1964.

(2) This order shall come into force on the 1st day of April 1964.

2. The subject-matter and syllabus for the examination to be conducted by the Real Estate Institute of New Zealand Incorporated and to be passed by persons intending to apply for a real estate agent's licence which are set out in the Schedule to this order are hereby approved.

SCHEDULE

SUBJECT-MATTER AND SYLLABUS

(References to Acts and regulations include references to amendments)

Paper I (Time—3 hours)

1. The Real Estate Agents Act 1963 and regulations thereunder, and the Land Agents Audit Regulations 1962, with questions of a nature to test the candidate's ability to apply the Act and regulations to given facts and to test his knowledge of the decided cases on the interpretation of the Act and regulations.

2. Questions as to the general law relating to real estate agency, including such matters as the authority to sell and the performance of a contract of agency.

3. The rights and duties of a real estate agent in relation to his principal and to third parties, including questions on the Secret Commissions Act 1910.

4. Questions relating to a real estate agent's account, and to the requirements of the Act in regard to the rendering of account sales. (The candidate may be required to prepare an account sale, including apportionment of rates, insurances, etc.)

Paper II (Time—3 hours)

1. The nature of real property, the more common forms of land tenure, including Crown lands and mortgages.

2. Proprietors of land and their titles and the effect of registration under the Land Transfer Act 1952.

3. General questions on the principles of law relating to offer and acceptance and the effect on a contract of fraud, error, misrepresentation, and mistake.

4. General questions concerning warranty and options.

5. Preparation of agreements for sale and purchase, with questions designed to test the student's knowledge of the reasons underlying the clauses generally inserted in such agreements.

Paper III (Time—3 hours)

1. The arrangement of tenancies and questions on the Tenancy Act 1955.

2. General questions on the Town and Country Planning Act 1953 and the regulations thereunder. The law relating to subdivision of town and country lands.

3. Questions on the methods employed in making valuations of freehold and leasehold properties in urban areas and in fixing the rentals of land and premises in such areas.

4. Questions designed to test the general knowledge (both practical and theoretical) of candidates on matters relating to real estate business.

5. Business letters dealing with any phase of a real estate agent's business.

6. The provinces of the real estate agent and of the solicitor.