

SUMMARY OF PROCEEDINGS  
EIGHTH MEETING OF 1961  
REAL ESTATE COMMISSION  
DEPT OF TREASURY AND REGULATION  
STATE OF HAWAII

September 26, 1961

Chairman Chaney, presiding, called the meeting to order at 8:30 a.m., in Room 205, Empire Building, Honolulu, Hawaii

Present were: Aaron M. Chaney, Chairman  
Yukio Kashiwa, Oahu Member  
Jack K. Palk, Oahu Member  
Erling P. Wick, Maui Member  
Hirotooshi Yamamoto, Oahu Member  
Robt E. Bekeart, Executive Secretary  
Dick H. Okaji, Investigator  
(Mrs.) Hannah Furuta, Administrative Secretary

Excused: Dorothy S. Ahrens, Kauai Member

Resignation: Information from Lt. Governor's office to the effect that Charles C. Cross, Hawaii Member, had submitted his resignation was reported by the administrator.

ORDER OF BUSINESS

Chairman opened the proceedings by announcing that the meeting should adjourn at approximately 4:30 p.m. He noted that three informal conferences were on the program for the day.

MINUTES OF THE PREVIOUS MEETING

Mr. Yamamoto moved the approval of the August 16, 1961 minutes. Mr. Palk seconded and motion carried.

CONFIRMATION OF LICENSEES

Mr. Yamamoto moved, Mr. Palk seconded, that the following broker licenses issued under Executive Secretary's tentative approval be confirmed. Motion carried.

Corporations: PHIL-AM ASSOCIATES (HAWAII) INC. dba PHIL-AM ASSOCIATES,  
Peter Aduja, RPB  
COOKE DEVELOPMENT CO., INC. - Campbell Stevenson, RPB  
K & H, INC. - Mike Shimabukuro, RPB  
TASCO REALTY, LTD. - Neil Donahue, RPB

DBA's: Fred C. Blanco dba BLANCO REALTY COMPANY  
William A. Cummings dba BILL CUMMINGS  
Floyd T. Kanehiro dba DIAMOND HEAD PROPERTIES

Change of Name: M. C. YAP, LTD. to ISLAND REALTY, INC.

Executive Secretary reported that the license issued to PHIL-AM ASSOCIATES (HAWAII) INC. dba PHIL-AM ASSOCIATES with Peter Aduja as Principal Broker was under scrutiny for possible violation of the laws. The staff has had reports that the developer, a Mr. Vasquez of PHILIPPINES-HAWAIIAN FARM HOMES DEVELOPMENT was offering lands located in the Philippines to Hawaii residents. It has been urged upon the broker Aduja that he control the real estate activities of this agency and inform the staff of his future actions to bring this possible violation to a halt.

#### REQUEST FOR RECONSIDERATION OF EXAMINATION

Mr. Yamamoto moved, Mr. Paik seconded, that on a review of the applicant's paper and his supporting dissertation that a salesman's license issue to Earle S. Spangler. Carried.

The commissioners, having received the written appeal of Gilbert S. Cornelius, applicant for salesman's license, denied the applicant's request that a license issue under conditions stated in his letter.

#### POLICY

The members discussed the re-application procedures on a question brought up by an unsuccessful broker candidate. There was an attempt to determine why it is necessary for a new application to be filed each time an applicant re-takes an examination. Considerable discussion on the "pros" and "cons" of present established policy. Mr. Paik moved to take the matter under advisement; Mr. Yamamoto seconded. Carried.

Refunding of fees remitted as part of the application procedure was discussed from the standpoint of what the requirements have been in the past and what instructions are detailed in the application. To preclude having to make a refund the staff was instructed to make every effort to secure all documents pertinent to the filing of a required complete application at the instant the fee was received.

It was the consensus that in constructing the new broker application form the "no refund" language should be specific--similar to the revised salesman application.

The commissioners were unanimous in the position that fees are not refundable.

#### INFORMAL CONFERENCES

Richard K. Ho, Principal Broker, ACME REALTY, INC. appeared with counsel Norman K. Chung in response to commission request. The progress and status of EBBTIDE HOTELS project was reviewed. Court reporter Tamotsu Muranaka present to transcribe the proceedings.

Kenneth K. Nobuta, Principal Broker VANNATTA REALTY CO., LTD. appeared with the WAIKIKI CABANAS developer William C. Vannatta. The counsel, David Mui, was present. All attended at the request of the commission.

On request of invited counsel the commissioners approved the dismissal of the court reporter.

CENTRAL REALTY, INC. principals present by invitation to review the progress and status of the BEACHWALK TERRACE project were Clarence Hamaishi, broker, his

administrative assistant Hideo Kubo and Masaru Kaneshiro, broker.

The members ruled that the proceedings need not be reported by Mr. Muranaka, court reporter.

At the conclusion of the three informal conferences the staff was instructed to continue assembling facts and data on the projects in question for report and commission action at the next meeting.

33rd ANNUAL NALLO CONFERENCE

Mr. Yamamoto reported on the delegation's participation in the annual meeting and reported success in having Hawaii selected as the site for the 1962 34th ANNUAL CONFERENCE.

The Executive Secretary was instructed to prepare a report on the project for forwarding to the department head and the Administrative Director, Mr. Pritchard.

SIXTH ANNUAL EDUCATIONAL CONFERENCE

The Chairman re-affirmed the assignment of members participation in the OUR NEW LAWS panel at the meeting.

Subdivision - ACT 154  
Jack Palk, Chairman  
Dorothy Ahrens  
Hirotooshi Yamamoto

Condominium - ACT 180  
Erling P. Wick, Chairman  
Aaron M. Chaney  
Yukio Kashiwa

NEW INVESTIGATOR POSITION

In review of the Department Head's denial for approval of special attorney hire Mr. Yamamoto moved that an investigator position of Real Estate Examiner, SR-20 be established. Mr. Kashiwa seconded. Executive Secretary directed to immediately set in motion procedures for establishing this new position.

JOE PAO's "NO-DOWN PAYMENT" ADVERTISING

After short discussion Mr. Palk moved that this matter be placed on file inasmuch as the developer has corrected his advertising and did cooperate to the satisfaction of the Commission. Kashiwa seconded. Carried.

BLACK SAND BEACH SUBDIVISION

The problem of this PACIFIC PARADISE DEVELOPMENT (Chicago, Ill.) project was completely explored. The incident of the Governor's picture, the Hawaii Visitors Bureau symbol and the statement of membership in the Hawaii Island Chamber of Commerce was reviewed.

The staff's administrative handling of reprimanding the firm, through its advertising agent, Fred B. Livingstone was endorsed.

September 26, 1961  
Page four

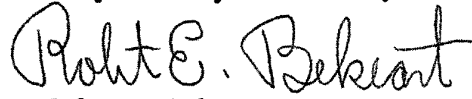
A. D. CASTRO FOSTER VILLAGE BRANCH OFFICE

Executive Secretary reported letter of inquiry to City Planning Department Director on possible violation of municipal regulations. There has been no reply from Leighton S. C. Louis at this date.

The commissioners ruled that the 1962 renewal for this agency will not be effected until the legality of this problem has been resolved.


The meeting adjourned at 3:30 p.m.

Respectfully submitted,



Robt E. Bekeart  
Executive Secretary

APPROVED:

---

AARON M. CHANEY, Chairman