



The question of a well-balanced program, both for the business sessions and the social aspect of conference affairs was reviewed. The Chairman asked Mr. Palk to contact HAWAII-KAI DEVELOPMENT officials and work out a field trip to observe local real estate projects with a social affair to follow the orientation trip.

UPON MOTION the Commission ruled that the Chairman should call upon the Governor to invite him to speak before the assembled officials. It was further ruled that Mr. Chaney would discuss the problem of financial assistance for the Conference with the Governor at this same meeting.

MOTION passed unanimously.

#### Chapter 170, Rules and Regulations

The Executive Secretary reported that Dick H. Okaji, Licensing Administrator, has given assurance that there will be adequate monies for Special Deputy Attorney General Rogers Ikenaga to assist the Commission in preparing the necessary substantive rules and regulations to implement the real estate licensing statute. UPON MOTION it was Resolved that the Executive Secretary seek Mr. Ikenaga's immediate counsel in formulating a program to review, adopt and promulgate these rules.

MOTION passed unanimously.

#### Administrative Procedures Act (Act 103)

The Executive Secretary reported on the progress to date and discussions with Mr. Rogers Ikenaga on a program of adopting Rules of Practice and Procedure. UPON MOTION it was Resolved that this matter be carried forward to the next meeting.

MOTION passed unanimously.

#### New Corporations, Partnerships and DBA Licenses

UPON MOTION it was Resolved that those licenses tentatively authorized by the Executive Secretary be issued with Commission confirming this administrative action.

MOTION passed unanimously.

#### Subdivision Registrations

Four subdivisions have been registered with the Commission since the June 19, 1962 meeting. Registrations are on file for:

VACATIONLAND HAWAII SUBDIVISION  
TEXAS RANCH-HAWAII SUBDIVISION (Brazil)  
LAKE VALLEY OREGON, TRACT NO. 1 (Oregon)  
SHOW LOW PINES UNIT NINE SUBDIVISION (Arizona)

Condominium Registrations

Four condominium projects have been registered with the Commission since the last meeting. The Chairman particularly commended Dick Okaji for the fine work he did in getting out reports during the Executive Secretary's absence on military leave. Public reports have been issued for:

1001 WILDER  
THE MARQUESAN (AMENDED)  
HAWAII-KAI CONDOMINIUM PROJECT - FILE PLAN 800  
HAWAII-KAI CONDOMINIUM PROJECT - FILE PLAN 801

Honolulu Realty Board Legislative Committee-Reciprocity

The Executive Secretary reported on the work the Board's committee has undertaken in reviewing laws and rules and regulations of other states in matters of reciprocal agreements. Mr. Bekeart was authorized to serve on the committee in an advisory capacity and give such assistance as is necessary.

Second Examination of 1962

Results of June 30, 1962 salesman test<sup>were</sup> presented by the Executive Secretary. UPON MOTION it was Resolved that candidates #1 through #47, having attained a grade satisfactory to the Commission, be found qualified.

MOTION passed unanimously.

Results of July 7, 1962 broker test were presented by the Executive Secretary. UPON MOTION it was Resolved that candidates #1 through #18, having attained a grade satisfactory to the Commission, be found qualified.

MOTION passed unanimously.

Education: Characteristics and Performance Study

The Executive Secretary introduced the Governor's letter to the Chairman which spoke to the status of the Commission's request of May 21, 1962. In his July 30, 1962 letter the Governor announced that a satisfactory way had been worked out where the department was to be

responsible for undertaking the project as part of its licensing program. Governor Quinn assured the Commission that he felt the project was a necessary one and of importance. He gave further assurance that the study would not be curtailed under this agreed upon solution with his departmental advisors.

UPON MOTION the Executive Secretary was directed to work with Professor Donald Bell and establish a plan of action for getting the project underway.

MOTION passed unanimously.

College of General Studies Basic Real Estate Course

The Executive Secretary reported that University of Hawaii authorities were giving serious consideration to establishing a 40 hour course in real estate fundamentals. Planning wise the new offering is scheduled to start in October and the curriculum will follow NAREB's Educational Committee's recommended course outline which has been under research and review for the last three years before acceptance. Negotiations for this course to be conducted at the Manoa Campus have been carried on by Mr. Albert Vincent, Chairman, Honolulu Realty Board's Education Committee and Dr. Jeffrey Fleece, College of General Studies. The steering committee nominated Mr. Louis Cannelora, attorney, to be the lecturer.

The Executive Secretary explained that this was an inspiring project and the Honolulu Realty Board was to be commended for considering this as part of its educational objectives. Mr. Bekeart stated that this could in many respects parallel the Pre-Licensing Course as conducted at the University of British Columbia as an adjunct to the regulatory board's functions. He asked if some consideration could be given to exploring the phasing of our 1963 examination schedule into this new course at the University of Hawaii.

The commissioners were reluctant to act on this matter at present without there being more information available on course content, guest lecturers, enrollment fee and licensing examination. UPON MOTION it was Resolved that this matter be carried forward to the next meeting.

Complaints: Edward J. Powell, complainant vs. Anne O'Neill, broker

This matter is presently being serviced by the Investigators and it is presumed that at the next meeting a full report will be available.

Roy L. Davis, complainant vs. HILO DEVELOPMENT, INC.

Mainland inquiry to Governor soliciting his cooperation in getting County of Hawaii based firm to tender him the requested instrument in reference to his land purchase. Executive Secretary reported that contact had been made with subdivider and the matter has been solved to Mr. Davis' satisfaction. Governor has been advised.

Dr. C. A. Mittun, complainant vs. Armida Smith, broker

Investigator in his interview with respondent is of the opinion the two parties here were in a project together. When "deal" failed to materialize complainant alleges broker Smith to be in violation. Currently the matter is under continuing investigation.

Robert S. Daniels, complainant vs. George Farias, broker

Mainland allegation that in closing out the sale of a property there were still monies owing former owner Daniels which respondent failed to account for. Cooperating broker "Mike" McCormack was helpful in seeing that an appropriate amount was disbursed to the complainant. Closed

Great Southwestern Land Co.


The Executive Secretary briefed the commissioners on the number of telephone calls received, as well as curbside reports, on this "free lot" scheme. He acknowledged that the public had been alerted earlier enough through various press stories to reduce the number of successful winners who would be forwarding the required fee, to cover "engineering and closing costs". He outlined the balance of his enforcement efforts would be against the Dallas based company and a check with Taos County officials to learn how many deeds were recorded conveying lots to Hawaii residents.

Date of Next Meeting

Date of the next meeting was set for 8:30 a.m., in the Public Utilities Commission Hearing Room, Tuesday, August 28, 1962.

Adjournment:

There being no further business to transact, the meeting adjourned at 12:30 p.m.

  
Aaron M. Chaney  
Chairman