

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Thursday, June 20, 1963

Place: Public Utilities Commission Hearing Room
313 South Beretania Street, Honolulu, Hawaii

Present: Dorothy S. Ahrens Erling P. Wick
William A. Beard Robt E. Bekeart, Executive Secretary
Jack K. Palk

Yukio Kashiwa, out-of-state on official business: excused.

The record is to show that there are two vacancies, from the City and County of Honolulu, on the Commission.

Call to Order: The meeting was called to order by the Acting Chairman, Mr. Palk, at 9:00 a.m. with the announcement that the normal business agenda will be deferred to later in the day.

Formal Hearing: In the matter of EDWARD H. PEINE, Complainant, vs. PATRICK M. MURPHY, Respondent, the Acting Chairman directed that the Commission proceed with the hearing.

See separate document - the transcript of proceedings.

The Acting Chairman re-convened the meeting at 1:00 p.m., Friday, June 21, 1963 to handle the monthly business agenda.

Minutes: UPON MOTION, the members approved the minutes of Friday, May 24, 1963 meeting as distributed.

Motion passed unanimously.

Financial Report: The members reviewed the Financial Report for the Real Estate Commission ending May 31, 1963 and noted same as received.

Business Out of Minutes: LICENSING (Sections 170-1 thru 170-14)

EDWARD H. PEINE vs. PATRICK M. MURPHY

SUBDIVISIONS (Sections 170 thru 170-38)

HAWAIIAN VILLAGE, JAPAN - The Commission reviewed and accepted the Executive Secretary's report on Mr. Kashiwa's conferences with representatives of JAMES PELTIER, LTD., agents in Hawaii for the developers. The members noted that the department head, Mr. Hashimoto, participated in the June 7 meeting at which the ground rules were established for Mr. Kashiwa's out-of-state inspection of the property in question. The Executive Secretary stated that Mr. Kashiwa departed for Japan on Tuesday, June 11 at the expense of the developer to inspect the subdivision under study.

KARUIZAWA DEVELOPMENT, JAPAN - The Executive Secretary reported for information purposes, that a field-kit on this project had been prepared for Mr. Kashiwa before his departure. It was noted that he had been briefed on this development which had submitted the required registration statement.

MEIJI REAL ESTATE CO., INC. DEVELOPMENT, JAPAN - The Executive Secretary reported on discussions with the principals of this firm who were visiting Hawaii. Although no registration has been received Mr. Kashiwa has adequate information and material on this company to monitor its developments should the occasion arise during his field trips.

TEXAS RANCH HAWAII, BRAZIL - Commission notes that the administrative officer has received several inquiries on the methods of Larry Stevens in offering this Brazilian property for sale. The Executive Secretary will investigate this offering and report his findings to the members.

CONDOMINIUMS (Sections 170A-1 thru 170A-33)

REGISTRATION NO. 8 - THE KIHEI SANDS - It was noted that the selling broker on the initial questionnaire had been changed. William P. Lacy, broker, had been relieved of his merchandising responsibilities and the developer, Walter Harada, is now serving as sales agent.

REGISTRATION NO. 14 - GREGG APARTMENTS - Developer Edwin Yee reported that ground has been broken for the projects and he has proceeded with his promotional and merchandising program. The Executive Secretary reports that the disclosure document should issue shortly. Developer's counsel is working on declaration so as to comply with amendments to the Horizontal Property Act.

1963 LEGISLATIVE PROGRAM

Executive Secretary reported that Act 9, on the splitting of commissions had been signed into law by the Governor on April 29, 1963. Similarly Act 101, amendments to the Horizontal Property Act had been signed on May 29, 1963.

RULES AND REGULATIONS PROJECT

The Commission directed its administrator to proceed with the project of scheduling a public hearing during the month of July at which the proposed changes to the regulations could be aired.

THE NATIONAL ASSOCIATION OF LICENSE LAW OFFICIALS - Mr. Beard reported on the Western District Meeting in writing. Mr. Palk had submitted his memorandum report to the Governor shortly after his return.

New Business:

LICENSING (Sections 170-1 thru 170-14)

New Corporations, Partnerships and DBA's - UPON MOTION, the Commission ruled that those licenses tentatively authorized by the Executive Secretary for:

Albert K. Tada, dba Al Tada Real Estate
 Elroy Osorio, Principal Broker - Big Island Realty, Inc.
 Sunao Kido, Principal Broker - Denco Realty, Inc.,

be issued.

Motion passed unanimously.

Second Examinations of 1963 - Executive Secretary reported following statistics for the Wednesday, June 19 examination:

	<u>Hawaii</u>	<u>Kauai</u>	<u>Maui</u>	<u>Oahu</u>	<u>Total</u>
Broker Applications	1	0	0	34	35
Salesman Applications	4	1	1	137	143

Examinees Present:

Broker	1	0	0	30	31
Salesman	4	1	1	124	130

SUBDIVISIONS (Sections 170-30 thru 170-38)

TAHOE PARADISE, Meyers, El Dorado County, California; Jim A. E. Wilson, President, for information.

KEAPUKA TRACT - UNIT 2-D, Honolulu; 41 lots; developer TRACT DEVELOPMENT CORPORATION; C. R. Short, Vice-President.

PUHIKEA HIGHLANDS - UNIT I, Honolulu, 179 lots; developer FINANCE REALTY COMPANY, LIMITED Muu On Chun, Vice-President.

CONDOMINIUMS (Sections 170A-1 thru 170A-33)

REGISTRATION NO. 15 - 1914 UNIVERSITY AVENUE - Calvin C. F. Lau and Richard K. Ho developers; near Seaview Avenue and University Avenua intersection. Converting to condominium, now university student dormitory.

REGISTRATION NO. 16 - POKAI BAY BEACH CABANAS - Pokai Bay Beach Cabanas, Inc. developers; converting existing 64 units to condominium.

REGISTRATION NO. 17 - THE GOVERNOR CLEGHORN - ISLAND DEVELOPMENT CORPORATION developer, near intersection of Kaiulani Avenue and Cleghorn Street; 73 units - new high rise construction to eight stories.

INTERNATIONAL COLONY CLUB, Kaaanapali, County of Maui, 24 units, A. J. Huddleston, et.al. developers.

Date of Next Meeting: The members agreed that Wednesday, July 24, 1963 at 10:00 a.m. they should convene in their regular monthly meeting. The public hearing could be established for 7:30 p.m. on that same day.

Adjournment: There being no further business the meeting adjourned at 5:00 p.m.

APPROVED BY THE COMMISSION:

Date July 25, 1963

Jack K. Palk
 Jack K. Palk, Acting Chairman

Robt E. Bekeart
 Robt E. Bekeart, Executive Secretary

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