

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

MINUTES OF MEETING

Date: Thursday, July 25, 1963

Place: Conference Room No. 1
313 South Beretania Street, Honolulu, Hawaii

Present: Dorothy S. Ahrens Erling P. Wick
William A. Beard Robt E. Bekeart, Executive Secretary
Yukio Kashiwa

Present by Invitation: Mr. Mason Hironaka, First Vice President,
HONOLULU BOARD OF REALTORS.

Mrs. Mary Ann McGuire, immediate past President, REAL ESTATE ASSOCIATION
OF HAWAII.

Absent: Jack K. Palk, Acting Chairman, excused from the afternoon
business session.

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

Call to Order: Mr. Kashiwa took the chair as presiding officer. There being a quorum
the meeting was called to order at 2:00 p.m.

Minutes: UPON MOTION, the Commission approved the minutes of Thursday, June 20, 1963
as distributed.

Motion passed unanimously.

Business LICENSING (Sections 170-1 thru 170-14)

Out of
Minutes:

EDWARD H. PEINE, Complainant, vs. PATRICK M. MURPHY, Respondent -
The members noted that they had received the July 5, 1963 memorandum
of Final Arguments submitted by Roy Y. Takeyama, Deputy Attorney General,
and the memorandum of Final Arguments of Respondent presented by
Genro Kashiwa, Attorney for Respondent. The Executive Secretary reported
that the Rebuttal Argument memorandum by the State's counsel is expected
to be submitted shortly.

The members concurred with Mr. Beard in his observation that the Acting
Chairman's memorandum to the Licensing Administrator on the importance
of having a transcript of the hearing was an excellent presentation. The
Transcript of Proceedings, delivered July 22, 1963, is presently being
routed to members of the Commission.

June 19, 1963 Examinations - The Executive Secretary reported on the administration of the examinations throughout the State on Wednesday, June 19, 1963. The statistics for the second examination of 1963 are as follows:

	<u>Oahu</u>	<u>Hawaii</u>	<u>Kauai</u>	<u>Mau</u> i	<u>Total</u>
Broker Applications	30	1	0	0	31
Salesman Applications	124	4	1	1	130

UPON MOTION, the Commission ruled that salesman applicants under the margin number 1 thru 43 be found qualified in the written examination and that licenses be issued when all requirements have been met.

Motion passed unanimously.

UPON MOTION, the Commission ruled that broker applicants under the margin number 1 thru 14 be found qualified in the written examination and that licenses be issued when all requirements have been met.

Motion passed unanimously.

SUBDIVISIONS (Sections 170-30 thru 170-38)

HAWAIIAN VILLAGE, JAPAN - Mr. Kashiwa orally presented the highlights of his field inspection of this 800-lot subdivision, situate two miles from Futo City and eight miles from the principal seat of government, Ito City, having a population of 55,000, on the Izu Peninsula of Shizuoka, Japan.

A Subdivision Inspection Report on this out-of-state project will be completed and filed by the inspecting member.

KARUIZAWA DEVELOPMENT, JAPAN - The Executive Secretary reported no further action or communications on this project since the Commission acknowledged receipt of the required Subdivision Registration Statement.

MEIJI REAL ESTATE CO., INC., JAPAN - Mr. Kashiwa reported that he had brief discussions with the officials of this firm during his June inspection and made only exploratory checks on the site of the developer's proposed subdivisions. He also reported on his checking into the brokerage operations and facilities of this company.

The members unanimously commended Mr. Kashiwa for his informative and interesting report on land economics, real estate financing, governmental controls and urban and suburban development practices in Japan.

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

REGISTRATION NO. 15 - 1914 UNIVERSITY AVENUE - The Executive Secretary reported that a Preliminary Public Report on this project had been issued July 10, 1963.

REGISTRATION NO. 14 - THE GREGG APARTMENTS - Executive Secretary is awaiting the Developer's counsel. The Declaration, revised Apartment Lease, By-Laws of the Association and House Rules are expected momentarily from the attorney.

REGISTRATION NO. 16 - POKAI BAY BEACH CABANAS - This project to convert an existing cooperative apartment to the horizontal property regime was filed with the Commission on July 19, 1963 when the required Declaration and Declaration of Covenants, Conditions and Restrictions and By-Laws were submitted.

REGISTRATION NO. 17 - THE GOVERNOR CLEGHORN - The Executive Secretary reported that a Final Public Report on this project had been issued July 15, 1963.

RULES AND REGULATIONS PROJECT - Mr. Palk, in an earlier telephone call to the Executive Secretary, advised that he will be present to chair the Public Hearing scheduled for 7:00 p.m., this evening, Thursday, in the Library of Hawaii Auditorium. The members reviewed the suggested procedure for a public hearing as prepared by Mr. Roy A. Takeyama, Deputy Attorney General and agreed that the meeting would recess when the most pressing matters on the agenda have been attended to in order to re-convene at a later hour for the Public Hearing.

The Executive Secretary noted that the requirements of an official notice had been met by the Notice of Public Hearing in the July 5, 1963 edition of the HAWAII TIMES. In addition he reported that he had addressed assemblies of the Honolulu Board of Realtors and the Real Estate Association urging them to attend and participate in the public gathering at which changes to the regulations were to be considered. Letters inviting escrow agents, attorneys, developers and legislators, in addition to licensees throughout the State, have been sent out advising one and all of the Public Hearing and its purpose.

35TH ANNUAL NALLO CONFERENCE - Mr. Beard, nominated by the Commission to represent Hawaii at the Memphis meeting September 16 to 21, 1963, reported that he had commenced planning for this event and requested earliest possible notification on travel, per diem, hotel accommodation and advance registration.

The Executive Secretary reported that the required request for this out-of-state travel will be submitted to the Governor through channels, shortly. The administrative officer is to follow through with the necessary details regarding NALLO registration and hotel room reservation on behalf of Mr. Beard.

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:

Partnership - Denis and Brilhante Associates - Frank A. Denis,
Principal Broker,
Gilbert Otani dba H. Otani

be issued.

Motion passed unanimously.

Mr. Beard suggested that a check be made of the licensing branch records to see if the Commission holds a registration for KAMUELA REALTY.

SUBDIVISIONS (Section 170-30 thru 170-38) - The Executive Secretary recommended that a review of new registrations be deferred to the next month's meeting. The Commission, being in accord, so moved.

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

REGISTRATION NO. 18 - THE MARQUESAN - The Executive Secretary reported that a new filing had been made under this name as the project had undergone numerous physical and material changes.

MISCELLANEOUS - The Licensing Administrator has directed that the Commission give serious thought in discussing expansion budget requirements for the ensuing five-year period, ending Fiscal 1968-69. Further, Mr. Okaji has asked the Executive Secretary to submit a proposed budget for the Commission's travel requirements anticipated during the years 1964-69.

The Executive Secretary noted the importance of the members' participation in these studies and projections. In order to present a valid program of both expansion of services and travel, it is necessary that the commissioners work with the administrative officer in the preparation of the initial proposals that are to be submitted to the Department.

Date of
Next
Meeting:

The members reviewed the scheduling of the monthly meetings and were of the opinion that the most satisfactory time to convene would be after lunch on a prescribed day of the month. As the third Tuesday of each month had been established as a day acceptable to most of the members, the Commission agreed to return to the third Tuesday of every month schedule with the meetings to convene shortly after the noon meal. Mr. Beard noted that there may be an occasion where the members would want to meet for lunch to informally discuss items that may appear on the agenda and review other matters of interest to the Commission.

Recess:

The Commission recessed at 4:00 p.m. to re-convene at the Public Hearing, 7:00 p.m., Library of Hawaii Auditorium on proposed changes to the rules and regulations.

APPROVED BY THE COMMISSION:

Date Aug 20, 1963

Jack K. Palk
Jack K. Palk, Acting Chairman

Robt E. Bekeart

Robt E. Bekeart, Executive Secretary