

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

MINUTES OF MEETING

Date: Tuesday, August 20, 1963

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

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

Present by Invitation: Mr. Mason Hironaka, First Vice-President,
HONOLULU BOARD OF REALTORS and Mrs. Mary V. Savio, President,
REAL ESTATE ASSOCIATION OF HAWAII.

The commissioners inquired of the Executive Secretary if there was anything to report on the filling of the two vacancies on the Commission for the City and County of Honolulu. Mr. Bekeart stated that there have been no developments in the appointing of members to the Commission.

Call to Order: There being a quorum the meeting was called to order by the Acting Chairman, Mr. Palk, at 2:00 p.m., who announced that this assembly was a continuation of the public hearing of July 25, 1963 when the Commission met to hear proposed changes to the rules and regulations and recessed to reconvene the hearing at the time of the Commission's regularly scheduled monthly meeting.

The members, in reviewing the August 20, 1963 draft suggested that this new material, presenting slight changes in content and format, would be distributed to interested parties for their study and comment. It was agreed that this public hearing will recess to September 24, 1963 in order to permit the commissioners and the public an opportunity to comment on the proposals. The rough draft of the section on RULES OF PRACTICE AND PROCEDURE would be discussed at the reconvened public hearing.

Among those present, from an invited list of approximately fifty, were the brokers Wesley Charlton, Arlene Ellis, Robert Hampton, "Buzzy" Okazaki and Gail Wayne, plus others unidentified to the staff.

The Acting Chairman, after making the appropriate announcement to all in attendance, directed that the Commission will move ahead to the normal business agenda.

Minutes: UPON MOTION, the Commission approved the minutes of Thursday, July 25, 1963 as distributed.

Motion passed unanimously.

Financial Reports: The members reviewed the Financial Reports for the REAL ESTATE COMMISSION for the periods ending June 30, 1963 and July 31, 1963 and noted same as received. The Acting Chairman concluded the discussion on finance with

the statement that the Commission members are to be brought into the conference picture when budget programs and projections are presented to administration officials.

Business
Out of
Minutes:

LICENSING (Sections 170-1 through 170-14)

In the matter of EDWARD H. PEINE, Complainant, vs. PATRICK M. MURPHY, Respondent, the Commission reviewed the status of the case with the Acting Chairman. It was agreed that for the present, the matter would be set aside with the understanding that by next month's meeting, the commissioners should be in a better position to render a decision.

June 19, 1963 Examinations - The members reviewed the Licensing Administrator's memorandum of July 22, 1963 regarding ways to improve and expedite the announcements of results in the written tests. In the matter of grading, the Executive Secretary stated that in addition to the essay sections, he believes that it is important that he rate the applicants' performance in the completion of the Standard Forms and the preparation of the closing statement sheet in the broker candidate group. He emphasized that it was in these areas that the Commission is able to weigh the degree of training the applicant is receiving in the practicalities of the field -- drawing up a proper listing agreement, preparing offers that will be acceptable in style and content, and the mechanics of computing an accurate statement for buyer and seller. In the matter of preparing the tests and having the answers available for the examination technicians' use in scoring, the Executive Secretary reported that it was in this area that there will be a marked improvement. He noted that the June 19th examinations, constructed of at least 50% new materials, was one of the most successfully administered tests in the past eight years.

E. Butler Smith - Mr. Wick inquired on the matter Mr. Smith's qualifying in the March 12, 1963 broker examination. He was under the impression that the members had approved the issuance when all requirements have been met. The Executive Secretary assured the Commission that a check will be made to see why the license has not been issued.

SUBDIVISIONS (Sections 170-30 through 170-38)

HAWAIIAN VILLAGE, JAPAN - The Executive Secretary reported that James Peltier, representative of the developer, conferred with him on the project in the Commission's office August 13, 1963. Presented that day were the following officials and technical consultants of the subdivider: Mr. Masatoshi Kobayashi, President, TOTAKU IZU KAIHATSU CO., LTD., Mr. Takashige Okamura, Managing Director and Mr. Minoru Kubota, Chief of Sales and Advertisement Section. Mr. Harukazu Chotki, Deputy Director, THE INSTITUTE FOR BREEDING RESEARCH OF TOKYO AGRICULTURAL UNIVERSITY serves as technical adviser to the company.

Mr. Peltier filed with the Commission a Depositary Authorization and Instructions document prepared by Robert K. Richardson, Attorney At Law, and signed by Mr. Kobayashi for the Japanese corporation and Mr. Peltier in which THE LIBERTY BANK OF HONOLULU is identified as the "DEPOSITARY" for purchaser's deposits and payments.

The following subdivisions, having been deferred on the agenda of the meeting of July 25, 1963 were presented to the Commission for action.

HALAWA HILL ESTATES - UNIT 2 - Kalauoa, Ewa, Oahu, Honolulu; 192 lots; developer - PEARL HARBOR HEIGHTS DEVELOPERS, W. H. Benge, registration was accepted.

PUPUKEA HIGHLANDS - UNIT IA - Pupukea, Koolauloa, Oahu, Hawaii; 76 lots; developer - FINANCE REALTY COMPANY, LIMITED; Mun On Chun, Vice-President, registration was accepted.

PUPUKEA HIGHLANDS - UNIT IIA-1 - Pupukea, Koolauloa, Oahu, Hawaii; 48 lots; developer - FINANCE REALTY COMPANY, LIMITED; Mun On Chun, Vice-President, registration was accepted.

PUPUKEA HIGHLANDS - UNIT IIIA - Pupukea, Koolauloa, Oahu, Hawaii; 45 lots; developer - FINANCE REALTY COMPANY, LIMITED; Mun On Chun, Vice-President, registration was accepted.

K'KAI TOWN LOTS - NO. II - Kaunakakai, Molokai, Hawaii; 52 lots; developer - COOKE DEVELOPMENT COMPANY, INC.; H. Robert Hampton, registration was accepted.

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

REGISTRATION NO. 14 - THE GREGG APARTMENTS - The Executive Secretary reported that a Final Public Report on this project had been issued August 14, 1963.

REGISTRATION NO. 16 - POKAI BAY BEACH CABANAS - The Executive Secretary reported that a Final Public Report on this project, which is a conversion from an existing cooperative apartment plan to a condominium, is in the process of being worked up and should be issued shortly.

REGISTRATION NO. 18 - THE MARQUESAN - The Executive Secretary reported that this condominium, originally registered January 1962 as REGISTRATION NO. 2, has undergone material changes and is now being processed as a new registration. Preliminary Public Report is in the process of being worked up on this July 10, 1963 filing.

35TH ANNUAL NALLO CONFERENCE - The Executive Secretary reported that the required request for out-of-state travel for Mr. Beard to attend the Memphis Conference had been forwarded through channels on August 6, 1963. The Acting Chairman reported that he had received the Director's August 12, 1963 correspondence suggesting that approval for Mr. Beard's travel to attend the annual meeting be substituted for the NALLO Directors' Executive Committee trip scheduled for May 1964. Mr. Palk, in reviewing the matter with the members noted that Executive Secretary had submitted, in his Proposed Draft of Budget Requirements for 1963-64 memorandum, a request for four (4) commissioners to attend the 35th Annual Conference at Nashville, Tennessee, with attendant five (5) days per diem for each member in the proposed delegation.

New
Business:

LICENSING (Sections 170-1 through 170-14)

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

Alice K. L. Lum, Principal Broker - HALE REALTY, LTD.,
 Alexander H. F. Castro, Principal Broker - BISHOP REALTY, INC.,
 be issued.

SUBDIVISIONS (Sections 170-30 through 170-38)

WAI LANI RISE - UNIT 1A - Waipio, Oahu, Hawaii; 47 lots; developer - OAHU SUGAR COMPANY, LIMITED; J. E. Ednie, Vice-President, registration was accepted.

ALII SHORES - SECTIONS A-1 and B-1 - Heeiea, Kaneohe, Oahu, Hawaii; 56 lots; developer - McCORMACK ASSOCIATES, INC., and LEWERS & COOKE, LIMITED; T. F. McCormack, registration was accepted.

HAUULA VIEW SUBDIVISION - Hauula, Oahu, Hawaii; 29 lots; developer - NICHOLAS R. PAO and MABEL G. PAO; Nicholas R. Pao, registration was accepted.

KALOKO SUBDIVISION - UNIT 2 - Kaloko, North Kona, Hawaii, Hawaii; 25 lots; developer - AMERICAN FACTORS, LIMITED; M. A. Pietschmann, Vice-President, registration was accepted.

CABAZON VISTA - City of Cabazon, Riverside County, California; 189 lots; CONGREGATION OF THE SONS OF THE IMMACULATE HEART OF MARY OF THE WESTERN PROVINCE; Sunrise Realty Corporation, W. C. Bestor, Vice-President, registration was accepted.

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

REGISTRATION NO. 19 - ODE HACIENDA - 320 Ainakea Way, Honolulu; 9 stories; 20 units; 11 parking spaces; owners/developers Chester R. Owen and Ruth B. Owen, husband and wife, received for examination.

MISCELLANEOUS

Violet C. King - Under an August 9, 1963 date, Mrs. King requested permission to appear before the Commission regarding the issuance of a real estate broker license. As she was standing by waiting to be heard the Acting Chairman directed the Executive Secretary to tell Mrs. King the members would hear her statement.

With Mrs. King present before the Commission, the Acting Chairman read into the record her August 9, 1963 letter to the Real Estate License Commission. In the course of the discussion the members came to the agreement that Mr. Palk should confer with representatives of the Department of the Attorney General who are cognizant of Mrs. King's request and upon a proper finding the Acting Chairman would communicate to all members of the Commission the courses of action which are open to the members. Mrs. King withdrew with the understanding that the Commission would get in touch with her after Mr. Palk has (1) reviewed the matter with the Attorney General, (2) discussed the position of Mr. Robert Won Bae Chang, Attorney, in support of Mrs. King and (3) the commissioners have heard from the Acting Chairman following his examination of all facts in the case.

Date of The members agreed that the public hearing on proposed changes to the
Next rules and regulations be recessed until the date of the next meeting at
Meeting: 2:00 p.m., Tuesday, September 24, 1963 in the Department of Regulatory
Agencies facilities.

Adjourn- There being no further business the meeting was declared adjourned at
ment: 5:00 p.m.

APPROVED BY THE COMMISSION:

Date

9/24/63

Jack K. Palk
Jack K. Palk, Acting Chairman

Robt E. Bekeart

Robt E. Bekeart, Executive Secretary

REB/lo
9/24/63