

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

MINUTES OF MEETING

Date: Friday-Saturday, September 25-26, 1964

Place: The Meeting Room, Maui Palms Hotel
Kahului, County of Maui

Cottage Number 15, Royal Lahaina Hotel
Kaanapali, Lahaina, County of Maui

Present: Mr. Jack K. Palk, Acting Chm. Mr. Douglas R. Sodetani, Member
Mr. William A. Beard, Member Mr. Robt E. Bekeart, Exec. Secy.
Mr. Yukio Kashiwa, Member

Present by Invitation:

Mr. Wesley F. Charlton, representing Hawaii Real Estate Association
Mrs. Mary V. Savio, representing Honolulu Board of Realtors

Absent: Mrs. Dorothy S. Ahrens - excused

Luncheon Meeting: At 12:45 p.m., as the Commission's host member for the County of Maui, Mr. Sodetani called the public luncheon meeting to order. In addition to Valley Island real estate brokers, Mrs. Lee Abrams, Mr. Donald H. Tokunaga, Mr. Erling P. Wick and their respective salesman employees, the audience included representatives of First National Bank of Hawaii, Kahului Branch; Kahului Development Company, Ltd.; C-V Land Corporation; Maui Realty Company, Inc.; Honokawai Development Company, Inc.; and Landco.

Upon introduction, the Acting Chairman, Mr. Jack K. Palk, convened the meeting.

A productive and informative exchange of questions and answers between those in attendance and the Commission covered a spectrum in real estate which included the offering of out-of-state lands for sale in Hawaii, administration of the Subdivision Law, revised Subdivision Registration Statement, the Horizontal Property Act and Hawaii's real estate licensing statute and implementing regulations.

Recessed: At 1:30 p.m., the Acting Chairman commended those who attended the meeting for their interest in the Commission's real estate law enforcement functions. The meeting was recessed to reconvene following the field inspection trip to West Maui.

Reconvened: At 5:45 p.m., the Acting Chairman reconvened the meeting in Cottage No. 15, Royal Lahaina Hotel.

Minutes: UPON MOTION, the minutes of Monday, August 10, 1964, were approved. Motion carried unanimously.

Business
Out of
Minutes:

LICENSING (Sections 170-1 through 170-14)

RULES AND REGULATIONS - The Acting Chairman noted that he had been in touch with the Director, Mr. Sidney I. Hashimoto, on the status of the proposed Rules and Regulations. It was reported that the Director will confer with the Governor on the specific parts of the regulations which may need clarification, and in turn Mr. Hashimoto will advise the Commission, through the Acting Chairman, of his findings and suggestions.

SUBDIVISIONS (Section 170-30 through 170-38)

COLORADO CITY SUBDIVISION - The Executive Secretary reported that the Pueblo Regional Planning Commission had responded to Hawaii's inquiry on the status of this project before the County of Pueblo planning authorities. The members, having had the opportunity to review the September 18, 1964 report of Mr. C. Allan Blomquist, Director, Pueblo Regional Planning Commission, accepted the registration on the subject offering - Colorado City, (nearest municipality: Rye), County of Pueblo, Colorado; 2,067 lots in Units 1, 2 and 3; developers - Colorado City Development Company (Executive Office, 6363 Sunset Blvd., Los Angeles, Vice President, Max D. Gould); selling broker, Walter H. Clark.

UPON MOTION, the Commission accepted as completed the registration on Colorado City. Motion carried unanimously.

CHRISTMAS VALLEY - The Executive Secretary reported that contact had been made with local representatives of the project following the August 10, 1964 Commission meeting where it was agreed that the Developer be required to submit separate registrations for each unit that was to be offered for sale in Hawaii. Agents of the subdivider had drawn the necessary forms, but at this date no further information has been received on this offering.

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

REGISTRATION NO. 9 - HYATT HOUSE KAUAI - The Executive Secretary reported for the Commission's interest that statewide newspapers reported that Sheraton Hawaii Corporation had completed negotiations with the Developer, Kauaian Development Company, for a twenty (20) year management contract to operate the hotel project. It was understood that the hotel would be renamed Sheraton-Lihikai, but there has been no official notice to the Commission reporting the change in management and operation nor has there been any word on the proposed change in the name of this condominium project.

REGISTRATION NO. 36 - ALAELOA - The Executive Secretary noted that on August 25, 1964 the Commission issued a Final Public Report on this Kaanapali, County of Maui, project.

REGISTRATION NO. 37 - THE KALANI - The Executive Secretary noted that on August 31, 1964 the Commission issued a Final Public Report on this Liliuokalani Avenue and Cleghorn Street, Honolulu project.

REGISTRATION NO. 38 - WAIKIKI IMPERIAL APARTMENTS - The Executive Secretary noted that the Commission issued a Final Public Report on this conversion located at 225-231 Liliuokalani Avenue, Honolulu project on September 1, 1964.

REGISTRATION NO. 39 - HALE-O-KALANI TOWERS - The Executive Secretary noted that on September 3, 1964 the Commission issued a Final Public Report on this project at 1702 Kewalo Street, Honolulu.

REGISTRATION NO. 40 - HAWAII-KAI CONDOMINIUM PROJECT (Lot 7-A, File Plan 800) - The Executive Secretary noted that on September 4, 1964 the Commission issued a Final Public Report on this project in the 400 block of Kawaihae Street, Honolulu.

REGISTRATION NO. 41 - MAUI SANDS - The Executive Secretary reported that on September 11, 1964 the Commission's Final Public Report on this project was issued.

(UNASSIGNED) - MAKIKI WINDS APARTMENTS - The Executive Secretary reported that most of the required documents were on file and that a public report would be issued shortly on this project in the 1600 block of Kewalo Street, Honolulu.

New Business:

LICENSING

OCTOBER 20, 1964 EXAMINATIONS - The Executive Secretary reported the following application statistics:

	<u>Salesman Applications Filed</u>	<u>Broker Applications Filed</u>
City and County of Honolulu	299	60
County of Hawaii (Hilo)	19	5
County of Hawaii (Kailua-Kona)	1	0
County of Maui	2	1
County of Kauai	2	1
Total	323	67

NEW CORPORATIONS, PARTNERSHIPS AND DBAs

UPON MOTION, the Commission ruled that the licenses tentatively authorized by the Executive Secretary for the

Corporations

- Honolulu Realty Company, Inc. - Floyd T. Kaneshiro, RPB
- Waipahu Realty & Rental Service - Charles B. L. Pang, RPB
- Far-Mac Investment Co., Inc. - Harold Y. K. Kam, RPB
- Business Exchange, Ltd. - Carl Farden, Jr., RPB
- Kan-Ko International, Ltd. - Harry K. Lee, RPB

DBAs

Betsy J. Christian, dba Action Agency, Realtor

Change of Name

Ilcol Imports, Inc., changed to Ilcol, Inc., dba Ilcol Realty
be issued.

The Commission abstained from acting on the application of Hugh A. Menefee to serve as Principal Broker for the registrant, C.E. Clowe Associates, Inc. The Executive Secretary was directed to discuss with Mr. Menefee the necessity for a license to be issued to this corporation which has been described as a holding company and not one engaged in normal and routine real estate transactions as defined in Chapter 170, RLH 1955, as amended.

SUBDIVISIONS

UPON MOTION, the Commission accepted as completed the registration on the following projects:

PACIFIC PALISADES UNIT III - Manana-uka, Ewa, City and County of Honolulu, Hawaii; 159 lots; developer, Momilani Land Company (H. Komatani); selling broker, Palisades Realty, Inc.

MAKAKILO CITY, UNIT V - Makakilo, Ewa, City and County of Honolulu, Hawaii; 68 lots; developer, Finance Realty Company, Ltd. (Mun On Chun); selling broker, Finance Realty Company, Ltd.

LUNALILO PARK UNIT II-E - Maunaloa, City and County of Honolulu, Hawaii; 36 lots; developer, Kaiser Hawaii-Kai Development Company; selling broker, Kaiser Hawaii-Kai Development Company; and Kaiser Realty Company.

LUNALILO PARK UNIT II-F - Maunaloa, City and County of Honolulu, Hawaii; 36 lots; developer, Kaiser Hawaii-kai Development Company; selling broker, Kaiser Hawaii-Kai Development Company; and Kaiser Realty Company.

LUNALILO PARK UNIT II - G - Maunaloa, City and County of Honolulu, Hawaii; 34 lots; developer, Kaiser Hawaii-Kai Development Company; selling broker, Kaiser Hawaii-Kai Development Company; and Kaiser Realty Company.

PUKALANI TERRACE UNIT II - Keahua, Makena, Kula, County of Maui, Hawaii; 100 lots; developer, LANDCO; selling broker, Maui Realty, Inc.

DWIGHT SUBDIVISION - Nanakuli, Waianae, City and County of Honolulu, Hawaii; 55 lots; developer, Joseph L. Dwight, Sr.; selling broker, Bernard Fujii.

EIGHTH INCREMENT TO NEW KAHULUI - Kahului, County of Maui, Hawaii; 158 lots; developer, Kahului Development Company, Ltd.; selling broker, none identified.

HOOKELE TRACT UNIT IV - Maili, Waianae, City and County of Honolulu, Hawaii; 41 lots; developer, Hirahara Investment Company, Inc.; selling broker, Leo P. Manol.

TERMINAL INDUSTRIAL PARK SUBDIVISION - South side of Dillingham Boulevard and on the West side of North King Street, City and County of Honolulu, Hawaii; 34 lots; developer, Bonded Investment Company, Ltd.; selling broker, Bonded Realty Company.

MOANALUA VALLEY SUBDIVISION UNIT A - Moanalua, City and County of Honolulu, Hawaii; 243 lots; developer, International Development Company; selling broker, Loyalty Enterprises.

MOANALUA VALLEY SUBDIVISION UNIT B - Moanalua, City and County of Honolulu, Hawaii; 335 lots; developer, International Development Company; selling broker, Loyalty Enterprises.

MOANALUA VALLEY SUBDIVISION UNIT B-1 - Moanalua, City and County of Honolulu, Hawaii; 21 lots; developer, International Development Company; selling broker, Loyalty Enterprises.

PINE CANYON RANCHOS - Tehachapi, County of Kern, California; 133 lots; developer, Intercontinental Properties (Byron L. Merchant, James Greene and Le Neta Ingalls); selling broker, none identified. To be merchandised through Hawaii brokers.

HAUULA HEIGHTS - UNIT I - Kaipapau, Koolauloa, City and County of Honolulu, Hawaii; 53 lots; developer, Nick Pao & Associates (Nicholas R. Pao); selling broker, none identified. Hicks Homes will purchase lots on Agreement of Sale from Developer.

ONOMEA PARK SUBDIVISION - Papaikou, Hilo, County of Hawaii, Hawaii; 23 lots; developer, Onomea Sugar Company; selling broker, none identified.

KEAPUKA TRACT - UNIT 4 - Kaneohe, Koolaupoko, City and County of Honolulu, Hawaii; 46 lots; developer, Tract Development Corporation; selling broker, Hawaiian Housing Corporation, Ltd.

KEAPUKA TRACT - UNIT 6 - Kaneohe, Koolaupoko, City and County of Honolulu, Hawaii; 53 lots; developer, Tract Development Corporation; selling broker, Hawaiian Housing Corporation, Ltd.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention on behalf of the following horizontal property regimes had been filed:

(UNASSIGNED) - KAPIOLANI TOWN HOUSE

1624 Kanunu Street, Pawaa-Kai, Honolulu, City and County of Honolulu, Hawaii; eighty-nine (89) fee simple dwelling units; developer, ALCHING, INC.; selling broker, Donald S. Umemoto.

(UNASSIGNED) - LEILANI CONDOMINIUMS

2058 Kuhio Avenue, Waikiki, Honolulu, City and County of Honolulu, Hawaii; fourteen (14) leasehold dwelling units; developer, Clark Enterprises, Inc.; selling broker, Clark-Simpson Realty, Inc.

Investiga-
tions:

RE-LUCILLE BUNN - The members considered the Acting Chairman's report on his discussion with Mrs. Bunn's attorney. It was the opinion of the Commission that this matter should be set aside pending the outcome of the appeal.

RE-120 VIRGINIA S. BROOKS

The members acknowledged receipt of the Investigation Report, noting that at the time the incident occurred Mrs. Brooks was not a licensee.

RE-127 EARLE S. SPANGLER

The Investigation Report was noted as received. The Commission was of the opinion that there is no cause for disciplinary action against Mr. Spangler. It is believed that as a broker, the licensee performed without violating the statute or the regulations.

Miscellaneous:

The Acting Chairman, Mr. Palk, reported on his recent field trip to Los Angeles County, California, where he made specific inquiry into the operations of land subdividers in the area known as Antelope Valley. Mr. Palk briefed the members on the so-called lot split sales technique of California promoters who at present are merchandising their offerings in Hawaii. The Acting Chairman advised the members that he discussed municipal and county subdivision requirements with appropriate officials and the Los Angeles County Planning Commission assured him they would supply the Hawaii authorities with subdivision and zoning ordinances.

The Commission noted that Mr. Palk's report was very beneficial and gave the members additional information on a problem that appears to be growing in complexity and volume of sales.

Date of
Next
Meeting:

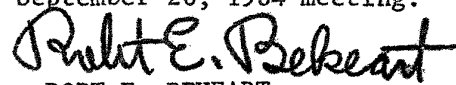
UPON MOTION, the Commission ruled that the next meeting would be held in the City and County of Honolulu, Tuesday, October 13, 1964 at 10:00 a.m.

Motion carried unanimously.

The members established Tuesday, November 17, 1964 as the date of the ensuing month's meeting. It was established so as to coincide with the Pan Pacific Real Estate Conference to be sponsored by the Honolulu Board of Realtors November 18-21, 1964.

Adjournment: There being no further business to transact, the Acting Chairman declared the meeting adjourned at 7:39 p.m.

Any details or agenda business left unattended will be handled by the Commission at its Saturday morning, September 26, 1964 meeting.


ROBT E. BEKEART
Executive Secretary

APPROVED BY THE COMMISSION

Date _____

JACK K. PALK, Acting Chairman