

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

MINUTES OF MEETING

Date: Thursday, September 29, 1966

Place: Conference Room, 424 South Beretania Street, Honolulu, Hawaii

Present: Yukio Kashiwa, (Oahu) Vice Chairman    Hiromu Yamanaka, (Hawaii)  
Harold Silva, (Oahu)                            Takeo Yoneji, (Kauai)  
                                                                                 William C. H. Young, (Oahu)

Tom L. Peterson, Deputy Attorney General  
Robt E. Bekeart, Executive Secretary

By Invitation:

Phil B. Thomas, representing Honolulu Board of Realtors

Absent: Jack K. Palk, (Oahu) Chairman - excused, out of state on business.

There being no appointed representative for the County of Maui, the presiding officer, noted this for the record.

Call to Order: With a quorum present, Mr. Kashiwa, as presiding officer, called the meeting to order at 10:00 a.m.

Minutes: UPON MOTION, the Commission approved the minutes of August 26, 1966.

Motion carried unanimously.

Financial Report: The report for August 1966 received and filed.

Business Out of Minutes: LICENSING (Sec. 170-1. through 170-14.)

LIN SAN LAI, Real Estate Broker No. 2366

The Administration is processing the findings of fact, conclusion, decision and order. Upon review by the Department of the Attorney General, the decision and order will be put in force.

The commissioners agreed that the letter of transmittal should clearly set forth the condition that if the respondent's probation is reviewed by the Court and revoked for cause the Commission would be authorized to reconsider the action of suspension taken August 26, 1966. If there are grounds which caused the Court to reconsider its judgment and sentence, then it is to be assumed that the Commission may also review the circumstances or facts in order to amend the decision and order.

SUBDIVISIONS (Sec. 170-30. through 170-38.)

PACIFIC PALISADES UNIT IX SUBDIVISION registration was accepted as complete by the Commission.

PALM SPRINGS HIGHLANDS - Palm Springs area, Riverside County, California; 675 residential lots; registrant - Abe Guttman (President, Palm Springs Highlands, Inc., 8240 Beverly Blvd., Los Angeles, California); no selling broker in Hawaii.

Mr. Yoneji reported his examination of the registration and recommended acceptance. Said filing was accepted as complete by the Commission.

KONA GARDEN ESTATE - Mr. Yamanaka reported his findings in discussing this subdivision with Mr. Raymond Suefuji, Director, Hawaii Planning Commission. As the subdivider has filed revised preliminary plans with the planning authority, this offering is considered to fall under Act 154, the State Subdivision Law. The Executive Secretary reported that this determination had been made known to the developer and Kona Hawaiian Investment Corporation is proceeding with the required registration before the Commission.

The subdivider is to be advised that information has reached the Commission on his premature advertising of lots and he is to be instructed to refrain at once from offering lots for sale before receiving the Commission's approval.

CONDOMINIUMS (Sec. 170A-1. through 170A-44.)

REG. NO. 149	HALEIWA BEACH ESTATES
	UNIT I, PARCEL 2
Preliminary Report	September 1, 1966
REG. NO. 150	3056 KALAKAUA
Final Report	September 26, 1966

The above information on registrations carried over from previous meetings was accepted by the Commission.

It was suggested that the agenda should hereafter show the total number of condominium registrations pending writing up of a report.

INVESTIGATIONSRE-218 I. WALTER FURUYA

No report of progress on processing this case for hearing was available.

RE-219 C. S. CHUN & COMPANY

On the advice and counsel of Mr. Peterson, Deputy Attorney General, the Commission is in agreement that the scheduled hearing be postponed until the staff can conduct additional investigation. A revised notice of hearing or cancellation is to be issued at a later date.

RE-226 KONA GARDEN ESTATE

This matter has been reported above on the findings of Mr. Yamanaka before Hawaii Planning Commission and the Executive Secretary's subsequent action to seek registration in compliance with the subdivision law.

New Business:      LICENSING

NEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICES

UPON MOTION, the Commission ruled that the licenses tentatively authorized for the following be approved, ratifying the action of the Executive Secretary:

Corporation

HARBERTSON & ASSOCIATES, INC.	Nelson K. H. Ching, RPB
GREAT HAWAIIAN REALTY, INC.	Rodney Inaba, RPB
HAWAII SHOPPING CENTER CORPORATION	Don R. Cowell, RPB

Partnership

(None)

DBA

William T. Sheldon      dba      ANTIQUE REALTY

Branch Office

(None)

Motion carried unanimously.

SUBDIVISIONS

UPON MOTION, the Commission accepts as completed the Subdivision Registration Statements on the following Hawaii subdivisions:

CAPTAIN COOK UNIT 2 SUBDIVISION - Captain Cook, Kaawaloa, South Kona District, Hawaii County; 20 lots.

MANOA UPLANDS HUELANI DRIVE EXTENSION - Honolulu, Manoa Valley, Honolulu, Oahu; 23 lots.

Motion carried unanimously

UPON MOTION, the Commission accepts as completed the Subdivision Registration Statements on the following out-of-state offerings:

THE SEA RANCH UNIT NO. 5 SUBDIVISION

THE SEA RANCH UNIT NO. 7 SUBDIVISION

Northwest Corner, Sonoma County, California; 76 and 53 residential lots respectively; registrant - Oceanic Properties, Inc., (Jack K. Palk, Vice President, 401 Kamakee Street, Honolulu, Hawaii); selling broker in Hawaii - Oceanic Properties, Inc.

Motion carried unanimously.

The Commission deferred action on

MILILANI ESTATES SUBDIVISION

because there is a question of a similarity in name with a land development program underway in Waipio District. This registration will be presented to the Commission at its next meeting for additional consideration and action.

CONDOMINIUMS

No registrations received since August 16, 1966.

INVESTIGATIONS

RE-221 MOILIILI GARDENS UNIT 2

Deferred to the next meeting.

RE-223 FRANCIS SIU dba A. C. REALTY

It was the opinion of the commissioners that this is a matter to be resolved in the Court with the respective attorneys being given the opportunity to work for a solution satisfactory to all.

RE-225 ROGUE PERALTA

Upon further study by the Executive Secretary of all the evidence, exhibits and reported facts, this matter is to be processed for moving to a hearing.

RE-227 ROGUE PERALTA

Similar processing as above conditioned on the assembling of the best possible evidence.

Miscellaneous:

EXAMINATION RESULTS - ACCESSIBILITY OF SUCCESSFUL CANDIDATES' NAMES

The members explored the need for a statement of policy on permitting private real estate schools having access to the roster of successful examinees.

The possibility of returning to the old procedure of publishing list of names in the daily newspaper could be considered.

Staff will present possible guidelines for the Commission to consider at next meeting.

1967 LEGISLATIVE PROGRAM

Mr. Kashiwa reported on his discussion with the Chairman recently. On Mr. Palk's suggestion, the expected review of proposed licensing, subdivision regulation and condominium legislative matters would be set aside for consideration at the next meeting.

Date of Next Meeting:

Friday and Saturday, October 21, 1966, at the Kauai Surf Hotel, Lihue, Kauai - convening for a public meeting at about 10:00 a.m.

Adjournment:

There being no further business to transact the Vice Chairman declared the meeting adjourned at 12:50 p.m.



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ROBT E. BEKEART  
Executive Secretary

REB:va  
10/21/66

APPROVED BY THE COMMISSION:

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YUKIO KASHIWA, Vice Chairman