

Minutes of the Meeting
of the
REAL ESTATE LICENSE COMMISSION
OF THE TERRITORY OF HAWAII

October 15, 1952, at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H.

Present: Eaton H. Magoon, Chairman
John K. Akau, Jr., Member
Stephen K. Miyagawa, Administrator

A special meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Mr. Eaton H. Magoon, Chairman, at 9:25 a.m., at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H. The reading of the minutes of the previous meeting was dispensed with. The order of business and the actions taken were as follows:

ORDER OF BUSINESS

Brokerage Application

Mrs. Dorothy D. Lang and Mrs. Elizabeth F. Abrams, real estate brokers, applied to have their co-partnership licensed under the title of LANG & ABRAMS, Realtors, to do real estate brokerage business at 1136 12th Avenue, Honolulu, T. H. Upon the recommendation of the Administrator that the application be approved by the Commission, Mr. Akau moved, seconded by Mr. Magoon, and unanimously carried that LANG & ABRAMS, Realtors, be licensed by this Commission as a co-partnership to carry on a brokerage business.

Governor's Approval to Attend
the 1952 NALLO Convention

The Administrator reported that on October 14, 1952 the Governor had approved the Commission's request to send Mr. Magoon, Chairman, and Mr. Akau, member, to attend the 1952 National Association of License Law Officials convention at Miami Beach, Florida. The Governor approved on the basis that the Commission defray the expenses of approximately \$1,156.80 to purchase two round trip tickets to and from Miami Beach, Florida, and forego the per diem expenses, in order to allow two members to attend the convention. The Commission suggested that the Administrator write to the Governor, expressing our appreciation.

Case of James H. Watada

The Administrator advised the Commission that Mr. James H. Watada, who was heard at a hearing held on October 1, 1952, failed to produce any

witnesses to testify on his behalf as requested by this Commission. Upon the recommendation of the Administrator that all Mr. Watada's privileges under his license be revoked on the face of the evidence presented at the hearing, Mr. Magoon moved that his license be revoked. Mr. Akau seconded the motion and was unanimously carried. The Administrator was instructed by the Commission to send Mr. Watada a registered mail to advise him of the decision of the Commission.

Case of George Harvey Bowles

Mr. Bowles, whose salesman's license was denied on the face of his police record, has written to the Commission requesting a formal hearing be held not earlier than January 1953 in order to afford him an opportunity to obtain on the mainland certain affidavits in his behalf to present at the hearing. The Commission was unanimous in their approval to grant him a formal hearing some time in January 1953. However, the Commission will not be able to furnish him with a bill of particulars, as requested in Mr. Bowles' letter to the Commission.

Case of Raymond Yap vs. Kenneth Olds, Broker

The Administrator explained to the Commission members on the particulars of a complaint filed with the Commission by Dr. Raymond Yap against Mr. Kenneth Olds, broker, on October 3, 1952. Dr. Yap requested that we investigate into the real estate activities of Mr. Olds since it was alleged that Mr. Olds has refused to refund the sum of \$1,087.44 collected by Mr. Olds as an agent on the Kahaluu Subdivision sales. After reviewing this matter, the Commission unanimously decided this is a private matter between Mr. Olds and Dr. Yap since a reasonable length of time did not pass since the notice of termination of agency, and further instructed the Administrator to check again at a later date to ascertain whether Mr. Olds had accounted for the \$90.00 and the balance of \$1,087.44 which he retained in order to pay for the attorney services he had contracted for the benefit of Dr. Yap.

Approval of Commission Expenditures

The Commission expenditures for the month of September 1952 amounted to \$223.76. The payment of such expenditures was unanimously approved by the members. It was also reported by the Administrator that as of September 30, 1952, the cash balance in the Special Fund amounted to \$12,384.98.

Nebraska Real Estate Commission

The Nebraska Real Estate Commission has sent this Commission a set of real estate broker's examination and a set of real estate salesman's examination for our files.

Minutes

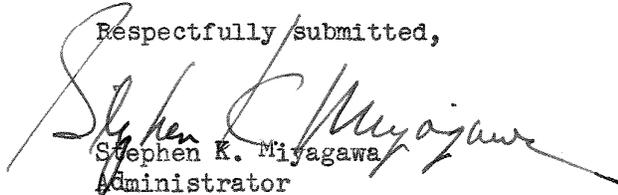
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The Nebraska real estate examinations were reviewed by the Commission members as compared with the examinations given by this Commission. (Examinations filed in the Nebraska folder)

There being no other new business to discuss, the meeting was adjourned.

Respectfully submitted,



Stephen K. Miyagawa
Administrator

SKM:ei