



BULLETIN

Vol. XXIII, No. 1

<http://www.hawaii.gov/hirec>

April 1999

Proposed measures would affect real estate licensees

A number of bills under consideration by the Legislature, if enacted into law, would bring about substantial changes in licensing, in the training and education of licensees, and in the administration of the continuing education program.

There are also a number of bills that would affect the condominium community.

The bills still require further action by the legislature and the Governor before they become law, and not all will be enacted into law.

This article summarizes selected bills and is not intended to be an exhaustive list or to cover all provisions of a bill. Interested readers may access the legislature's Web site, www.capitol.hawaii.gov, for listings of bills, to follow the progress of bills, to obtain hearing notices, or to read the full text of bills.

* * *

S.B. No. 238 S.D.1 and the House version, **H.B. No. 353 H.D. 2**, would make numerous changes to the real estate licensing law, Chapter 467, HRS, including the following:

a. Transfer the responsibility for certification of continuing education instructors to CE providers.

b. Authorize the Commission to issue a preliminary, non-binding decision on an individual's license application. An individual with potentially disqualifying factors would get an indication of whether the Commission would approve an application before undertaking the expense of completing a prelicense course and taking the examination.

c. Change the licensing of branch offices to a registration requirement.

d. Eliminate the requirement that salesperson licenses be displayed at the office.

e. Change the broker experience requirement to experience as a full-time salesperson under a Hawaii broker for three years prior to the examination.

f. Permit the Commission flexibility in administration of the licensing examination, including requiring passage of only specific sections of the examination for out of state licensees, as an equivalency to the CE requirement, or for restoration or

reinstatement of license.

g. Allow the Commission to set a renewal deadline prior to December 31.

h. Simplify the requirements for restoration of licenses.

i. Abolish the requirement for registration of site offices.

The Commission supports the bills as they would simplify, clarify, and update provisions of the real estate licensing laws.

S.B. No. 20 S.D. 1 and the House version, **H.B. No. 791 H.D.2**, would specify in the law the responsibilities of a principal broker and permit the Commission increased flexibility in approving continuing education courses. In addition to codifying the PB's responsibilities, currently in Hawaii Administrative Rules § 16-99-71, the bills would impose additional requirements regarding education and training of licensees under a PB. PB's would be required to set a policy on continuing education requirements, establish and maintain a training program, and ensure that licensees are provided information and training on the latest laws and rules.

Provisions in the bills would afford the Commission great flexibility in approving a wider variety of CE courses. The bills direct the Hawaii Association of Realtors to initiate a work study group to discuss continuing education and administration issues and to propose legislation to the 2000 session.

S.B. No. 112 S.D. 1 proposes to increase the number of real estate commissioners from nine to eleven, with the two additional commissioners representing condominium governance organizations. The bill would also require that expenditures from the condominium management education fund be exclusively for the purposes of the fund.

S.B. 1510 S.D. 1 would require the insurance commissioner to study the feasibility of requiring real estate professionals to maintain liability insurance in exchange for exclusion from joint and several liability. The insurance commissioner is also required to collect tort claim data.

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Proposed measures would affect real estate licensees

Continued from page 1

Condominium

S.B. No. 112 S.D. 1 would require mortgage holders to pay common expenses to the condominium association while foreclosure proceedings are pending if the apartment is being rented in the interim.

H.B. No. 647 H.D.1 and SB 36 S.D.2 would authorize the association of apartment owners to withhold common privileges to owner-occupied apartments that are delinquent in paying their share of common expenses.

H.B. No. 1021 H.D. 2 clarifies that condominium projects are subject to county zoning, building, and other ordinances and rules.

S.B. No. 513 S.D. 2 would include condominium apartments as types of residences eligible to be used as child care facilities.

Time Share

H.B. No. 657 would provide disclosure statement require-

ments for time share plans in which all accommodations are out of state. Allows the director to issue 6 month preliminary permit to allow developer to begin public offerings, subject to conditions.

Real Property

H.B. No. 77 would add industrial property to the types of property covered by the structure position discrepancy law.

S.B. No. 236 would prohibit the offering of real property as a prize in a drawing or sweepstakes.

H.B. No. 1649 would exempt from the conveyance tax transfers of real property from an individual to a corporation, LLC, or partnership that is wholly owned by the individual.

Other

H.B. 1080 would enable corporations, partnerships, and LLC's to seek administrative relief against other entities that have registered or are using a name that is identical, substantially similar, or confusing.

Here's how a real estate entity can add a trade name

Any real estate entity, including a sole proprietor, may add a trade name.

For example, ABC Corporation may add a trade name "Country Real Estate Company" or sole proprietor, Susan Agent, may add a trade name Susan Agent Realty.

Only one trade name is allowed for real estate licensing purposes.

The Commission's advertising rules require that both the license name AND the trade name must appear in all advertising, including business cards and letterhead stationery.

To add a trade name, a licensee must first register the trade name with the Business Registration Division, then file a change form with the Real Estate Commission.

Licensees may include organization affiliations or designations after their names.

For example, if Susan Agent chose to do business under her own name and not use a trade name, "Susan Agent, REALTOR," or "Susan Agent, GRI, CRS" are appropriate and no trade name registration is required.

The use of such designations is generally controlled by the granting organization, and licensees should consult the organization for appropriate uses.

There is a difference between changing names and changing business entities, and understanding the difference is crucial to avoiding licensing and legal problems. When "ABC Corporation" files Articles of Amendment with the Business Registration Division and a change form with the Commission to change its name to "XYZ Realty Inc.," the legal entity has not changed, only its name has changed.

No change forms are required for licensees affiliated with the entity formerly known as "ABC Corporation" and now known as "XYZ Realty Inc."

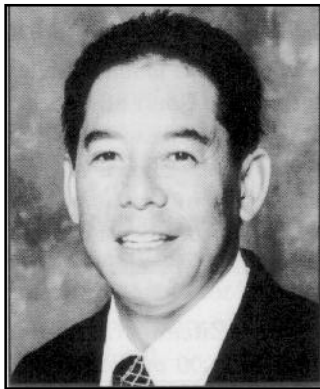
On the other hand, if Susan Agent decides to form a corporation "Agent Real Estate Corporation" and become its principal broker, a new legal entity is created.

"Agent Real Estate Corporation" must file Articles of Incorporation with the Business Registration Division and apply for its own real estate license. In addition, each licensee affiliated with "Susan Agent" must submit a change form to change broker affiliation.

Business Registration Division is a part of the Department of Commerce and Consumer Affairs and is located on the first floor at 1010 Richards Street and may be reached by telephone at 586-2727. Many of its forms are available on the Internet at the State of Hawaii forms page at www.state.hi.us/forms.

The Chair's Message

In 1990, with things looking rosy, there were over 25,000 real estate licensees. Ten years later, only 12,000 of us will be around for the Y2K. The 1990s changed the character of licensees. Most of the part-timers are gone. For those of us left, real estate is our livelihood, and if we want to be here in 10 years, we all have to be smarter in what we do.



One result of the reduced licensee population, and therefore reduced funds available to the Commission, is that the Commission will cease funding of the Hawaii Real Estate Research and Education Center at the end of this fiscal year. To the extent possible, the Center's work will be continued by the Commission's staff, distributed to appropriate organizations, or made available in other ways. I want to thank Steven W. Gilbert, the Center's Interim Director, and the Center's staff, current and past, for the work they have done on the Commission's behalf.

If you have been around as long as I have, you remember when continuing education for real estate licensees came into being. This year marks the tenth anniversary of continuing education, and it seems appropriate that there are bills at the Legislature that could bring about significant changes. The first mandatory CE courses were offered in 1989. In the first biennium, all licensees took the same three courses developed by the Commission. In the ensuing years, the doors opened for elective and national courses and now, pending legislation could result in the availability of a wider range of courses for licensees.

As discussed in an accompanying article in this issue, bills at the Legislature, if enacted into law, would bring about fundamental changes in CE. First, the Commission would have far greater flexibility in the types of CE courses approved. This change recognizes the advent of distance learning, national courses, and courses which do not conform to the current CE standard of 3-1/3 hours. The second change places some of the responsibility squarely on the shoulders of the principal broker. Principal brokers would be required by law to institute policies and monitor training and education of their licensees. This change recognizes that there is more to continuing education than merely meeting the statutory 10 hours. A licensee's real estate education is an ongoing process that should not stop after 10 hours. A set of companion bills would simplify some of the licensing requirements, including eliminating site office registrations and requiring registration, instead of licensing, of branch offices.

Licensees who fail to renew their licenses on-time or who renew on inactive status and now want to reactivate should refer to the table on page 6. The requirements for reactivating or restoring a license are listed for each license type.

As I write this, the Commission is considering changes to some of its publications: the *Bulletin*, Web site and the annual report. As a result, the next issue of the *Bulletin* may look a little different. The changes will make more, not less, information available to licensees through measured use of the media available. The long lead-time required for the *Bulletin* makes some of the information published dated by the time you read it. One of the things we will try to do is publish time-sensitive information on the Commission's Web site rather than in the *Bulletin*. Commission actions at its monthly meetings, such as license ratifications, will be published on the Web soon after the meeting. The additional space in the *Bulletin* will be used for articles with a longer shelf life. Finally, the annual report is required by law to be distributed to the governor and the legislature. We will continue to do that; however, printed reports will no longer be mailed to all licensees. Instead, the annual report will also be published in electronic form and placed on the Web site for easy retrieval by anyone interested.

Finally, I want to invite all licensees to participate in planning the Commission's program of work for the coming years. Much of the April and May committee meetings will be devoted to developing and finalizing the Commission's program of work for the next two fiscal years. Licensees are welcome to participate at the meetings or mail their concerns, ideas, or recommendations to the Commission. The next meeting will be on May 14 in Kailua-Kona. See the schedule on page 7.

Aloha,

Alvin M. Imamura
Chair



State of Hawaii Real Estate Commission

Telephone 586-2643

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This material can be made available to individuals with special needs. Please call the Senior Real Estate Specialist at 586-2645 to submit your request.

Aministrative Actions

Buckman & Co., Inc. and Patricia W. Buckman—REC 97-107-L

RICO received a complaint that Respondents wrongfully retained a security deposit for a rental unit. Respondents denied violating any licensing statute or regulation but entered into the Settlement Agreement to avoid further controversy and the time and expense of having the matter resolved by an administrative hearing. Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondents agreed to pay a \$1,000 administrative fine within 30 days of Commission's Final Order.

The Commission approved the Settlement Agreement on October 29, 1998.

Wayne E. Hupalo—REC 97-117-L

RICO filed a petition against Respondent on August 14, 1998, on grounds he defaulted on his October 22, 1996 Installment Plan Agreement with the Department of Taxation for payment of delinquent taxes. Respondent admitted to the default and entered into a Settlement Agreement after Filing of Petition for Disciplinary Action. Under terms of the Agreement, Respondent agreed to pay a \$500 fine at the time of signing.

The Commission approved the Agreement on January 29, 1999.

Milagros A. Kampen—REC 97-126-L

RICO received information from the Department of Taxation that Respondent defaulted on her 1996 Installment Plan Agreement with the Department of Taxation for payment of taxes owed. She entered into a second Installment Plan Agreement in 1998, and her payments were current at the time she signed a Settlement Agreement Prior to Filing of Petition for Disciplinary Action. Under terms of the Agreement, Respondent agreed to pay a \$500 civil penalty if she fails to comply with the 1998 Installment Plan Agreement.

The Commission approved the Settlement Agreement on January 29, 1999.

Jason P. Belchar—REC 97-135

Following a hearing at which Respondent failed to appear, the Hearings Officer found that Respondent defaulted on his 1996 Installment Plan Agreement with the Department of Taxation and has not entered into any other arrangement for payment of delinquent taxes. The Hearings Officer concluded that Respondent violated HRS §467-14 (13) (violating this chapter; chapter 484, 514A, 514E, or 515; section 516-71; or the rules adopted pursuant thereto), (20) (failure to maintain a reputation for or record of competency, honesty, truthfulness, financial integrity, and fair dealing), and HRS§436B-19 (12) (failure to comply, observe, or adhere to any law in a manner such that the licensing authority deems the holder to be an unfit or improper person to hold a license.) The Hearings Officer recommended that Respondent's license be revoked for five years and that payment of all delinquent

taxes, including penalties and interest, be made a condition of relicensure.

The Commission accepted the findings of the Hearings Officer on January 29, 1999.

Robert R. Cloutier

Mr. Cloutier's license was suspended effective December 9, 1998 due to noncompliance with the Child Support Enforcement Agency's order of support or failure to comply with a subpoena or warrant relating to paternity or child support proceeding.

Rob L. Santiago

Mr. Santiago's license was suspended effective February 26, 1999 due to noncompliance with the Child Support Enforcement Agency's order of support or failure to comply with a subpoena or warrant relating to paternity or child support proceeding.

Licensees, others invited to help with program of work

The Real Estate Commission is working on its program of work and budget for fiscal year 2000.

The Commission invites the condominium community, real estate licensees, professional organizations, legislators, government officials, condominium and real estate educators, and others to submit and present your concerns, recommendations, and ideas on any issue under the Commission's authority.

The Commission's program of work and budget is based on the three standing committees: Laws and Rules Review Committee, Education Review Committee, and Condominium Review Committee.

The Condominium Management Education Fund, Real Estate Education Fund, Real Estate Recovery Fund, and the CRF-Professional and Vocational Licensing Division Special Fund underwrite the Commission's program of work.

Please submit your written concerns, recommendations, and ideas and, if possible, attend one or more of the standing committee meetings for a discussion.

The next meeting will be held on Friday, May 14 at the Natural Energy Laboratory of Hawaii Authority Conference Room, 73-4460 Queen Kaahumanu Highway, Kailua-Kona.

The Laws and Rules Review Committee will meet at 10 a.m., the Education Review Committee at 11 a.m., and the Condominium Review Committee at 1:30 p.m.

Standing committees to convene in Kona on May 14

The Real Estate Commission will convene standing committee meetings in the Natural Energy Laboratory of Hawaii Authority's Conference Room located at 73-4460 Queen Kaahumanu Highway, Kailua-Kona, Hawaii, on Friday, May 14, 1999.

The Laws and Rules Review Committee will meet at 10 a.m., the Education Review Committee at 11 a.m., and the Condominium Review Committee at 1:30 p.m.

Real estate licensees, government officials, members of the condominium community, educators, and interested individuals and organizations are invited to attend and participate at these public meetings.

Members of the Real Estate Commission, the Commission's staff, and the staff of the Hawaii Real Estate Research and Education Center will be present.

The meetings will have set agenda items and an open forum time slot (see note below). To assist you in understanding the Commission and the programs involved, the issues facing each committee are listed below:

Laws and Rules Review Committee. Interpretation, concerns, problems, and proposed amendments relating to: Chapter 467, HRS, Real Estate Brokers and Salespersons, and Chapter 99, HAR; Chapter 436B, HRS, Professional and Vocational Licensing Law; Chapter 53, HAR, Fees relating to Boards and Commissions; and concerns about related laws and rules.

Education Review Committee. Real estate brokers and

salespersons; real estate education; mandatory continuing education curriculum, courses, providers, and instructors; preclicensing education curriculum, schools, and instructors; Hawaii Real Estate Research and Education Center; real estate licensing exam, curriculum, and administration; real estate education fund; etc.

Condominium Review Committee. Chapter 514A, Hawaii Revised Statutes (HRS), Condominium Property Regime and Chapter 107, Hawaii Administrative Rules (HAR), condominium projects and public reports, sales to owner-occupants, condominium governance and management, condominium registration, condominium education programs, condominium management education fund, Hawaii Real Estate Research and Education Center, etc., and Chapter 421H, HRS, Limited Equity Cooperatives.

Note: The open forum time slot will be on a first come, first served basis, and the Chair reserves the right to limit the time because of the number of participants. If you have a specific concern and would like to address the committee on the concern, please contact the Commission's office toll-free from the island of Hawaii at 974-4000, extension 62643 or at 586-2643 immediately for additional assistance.

Individuals who require special needs accommodations are invited to call Pamela Garrison, Senior Real Estate Specialist, at 586-2643, or toll-free from the island of Hawaii at 974-4000, extension 62643, at least **four working days** in advance of the meeting.

Specialists on real estate and condominium issues will set up offices for a day at Kona on May 10

The Real Estate Commission's real estate and condominium specialists will set up offices for a day to discuss real estate licensing and condominium concerns with interested parties.

The real estate specialist will be available to discuss questions about licensing laws and rules, licensing applications, broker experience certificate applications, examination administration, mandatory continuing education, new legislation, Real Estate Commission procedures, educational programs, and other related topics.

The condominium specialist will be available to discuss questions about boards, associations, meetings, condominium managing agents, condominium association registration, fidelity bonding, condominium property regime statute, sales to owner-occupants, public reports, project registration, new legislation, reserves, and other condominium related topics.

The Condominium Management Education Fund and the Real Estate Education Fund underwrite this program.

The Specialist Office of the Day will be held on May 10,

1999, by appointment only, from 8:30 a.m. to 3:30 p.m. at the following location:

Kona, Hawaii
Regulated Industries Complaints Office
Keauhou Shopping Center
Room 134A

To arrange an appointment, or if you have any questions, you may contact a real estate specialist at 586-2645, a condominium specialist at 586-2646, or dial toll-free from the neighbor islands as follows:

Maui—984-2400 ext. 6-2645 or 6-2646; Kauai—274-3141 ext. 6-2645 or 6-2646; Hawaii—974-4000 ext. 6-2645 or 6-2646; Molokai and Lanai—1-800-468-4644 ext. 6-2645 or 6-2646.

You may also write to: Real Estate Commission, 250 South King Street, Room 702, Honolulu, Hawaii 96813.

Dates, times, and locations are subject to change. Please call prior to the date listed to confirm your appointment.

Reactivating or restoring your license

If your license was renewed on inactive status, and you now want to change to active status, refer to the section on REACTIVATING. If you failed to renew before December 31, 1998 (which resulted in your license being FORFEITED as of January 1, 1999), and you want to restore your license, the section on RESTORING lists documents and fees that must be submitted to the Licensing Branch. If your license was forfeited before or on January 1, 1997, or if you apply for restoration after December 31, 1999, you must submit a Restoration Application (call 586-3000 to obtain application) and follow the instructions that accompany that application.

REACTIVATING BETWEEN JANUARY 1, 1999 AND DECEMBER 31, 2000				
Individual Broker, Salesperson	Principal Broker, Broker-in-Charge	Corporation, Partnership, LLC, LLP	Sole Proprietor	Branch Office
Change Form (signed by Principal Broker or Broker-in-Charge) AND \$25 fee	Change Form AND \$25 fee	Change Form for corporation or partnership, LLC, or LLP AND \$75 fee; AND Change Form for principal broker AND ALL associating licensees AND \$25 fee for EACH change form	Change Form for sole proprietor AND \$50 fee; AND Change Form for all associating licensees AND \$25 fee for EACH change form	Change Form for branch office AND for broker-in-charge AND \$25 fee for EACH change form
Original Continuing Education certificates for the 1997/1998 license period (1 lime and 2 goldenrod)	Original Continuing Education certificates for the 1997/1998 license period (1 lime and 2 goldenrod)		Original Continuing Education certificates for the 1997/1998 license period (1 lime and 2 goldenrod)	
		Office Location Form	Office Location Form	Office Location Form
		Trade name document (if using a trade name) from Business Registration Division 586-2727	Trade name document (if using a trade name)	
		Certificate of Good Standing from Business Registration		
		Corporate, partnership, LLC, or LLP resolution appointing principal broker		
RESTORING BETWEEN JANUARY 1, 1999 AND DECEMBER 31, 1999				
Renewal application AND renewal fees AND \$10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 lime and 2 goldenrod) AND Change Form if restoring on active status	Renewal application AND renewal fees AND \$10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 lime and 2 goldenrod) AND Change Form if restoring on active status	Renewal application AND renewal fees AND \$10 penalty AND change forms for principal broker and ALL associating licensees AND office location form AND trade name document (if a trade name is used) AND certificate of good standing AND corporate, partnership, LLC, or LLP resolution appointing principal broker	Renewal application AND renewal fees AND \$10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 lime and 2 goldenrod) AND office location form AND trade name document (if using a trade name) AND Change Form if restoring on active status	Renewal application AND renewal fees AND \$10 penalty AND change forms for Broker-in-Charge and ALL associating licensees AND office location form

1999 Meeting Schedule

NOTE: Meeting dates and times are subject to change without notice. Please call the Real Estate Commission's office at 586-2643 to confirm dates, times, and locations of the meetings.

Unless otherwise noted, all meetings are in the Kapuaiwa Room on the second floor of the HRH Princess Victoria Kamamalu Building at 1010 Richards Street in Honolulu.

Real Estate Commission - 9 a.m.

Laws & Rules Review Committee - 9 a.m.

Education Review Committee - 10:00 a.m.

Condominium Review Committee - 1:30 p.m.

Friday, April 30	Wednesday, April 14
Thursday, May 27	* New Date, Time, and Location * Wednesday, May 14 10 a.m. Laws & Rules Review Committee 11 a.m. Education Review Committee 1:30 p.m. Condominium Review Committee Natural Energy Laboratory of Hawaii Authority's Conference Room, 73-4460 Queen Kaahumanu Highway Kailua-Kona
Friday, June 25	Wednesday, June 9
Thursday, July 29	Wednesday, July 8 Meeting will be on Maui, time and location to be announced later.
Friday, August 27	Wednesday, August 11
Friday, September 24	Wednesday, September 8
Thursday, October 28	Wednesday, October 13
Wednesday, November 24	Wednesday, November 10
Thursday, December 9	Wednesday, December 8

AOAO's must register by May 28

Condominium associations of apartment owners (AOAO's) comprised of six or more apartments must register by May 28, 1999.

Registration forms were mailed in early April to contact persons of record, i.e., to the managing agent if managed by a CMA or to the contact person if self-managed.

The registration will cover the period from June 30, 1999 to June 30, 2001, and the fee is \$50 plus \$4 times the number

of apartments.

In addition, evidence of a fidelity bond policy is required, unless the AOAO qualifies for a fidelity bond exemption and submits an application by April 28, 1999.

Because the registration application forms include pre-printed information specific to each AOAO, AOAO's which do not receive a form should call 586-2646 to request a duplicate.

Real Estate Center Report

Real Estate Center Report

Education Calendar

Scheduled Continuing Education Courses

An updated Continuing Education Courses schedule is regularly posted on the Commission's World Wide Web page as <http://www.hawaii.gov.hirec>. Courses are subject to change or cancellation; please check directly with the provider to confirm date, time, and location.

Date	Time	Subject	Provider	City	Instructor	Fee
OAHU						
05/01/1999	01:00pm	WILLS, TRUSTS & REAL ESTATE	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/01/1999	08:30am	STICKS, BRICKS & STEEL UNDE	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/04/1999	09:00am	PERMITS, PERMITS AND MORE P	ABE LEE SEMINARS	HONOLULU	LEE	35.00
05/08/1999	01:00pm	RESIDENTIAL PROPERTY MANAGE	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/08/1999	06:00pm	DISCLOSURES IN HAWAII RESID	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/08/1999	09:00am	LAW UPDATE/ETHICS 1997-98	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/14/1999	01:00pm	UNDERSTANDING THE LAND USE	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/14/1999	08:30am	CRATS, CRUTS & FLPS: AN AL	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/15/1999	01:00pm	CONDOMINIUM DEVELOPMENT PRO	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/15/1999	08:30am	ZONING-ISSUES, PROBLEMS, OU	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/21/1999	01:00pm	LAW UPDATE/ETHICS 1997-98	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/21/1999	06:00pm	DISCLOSURES IN HAWAII RESID	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/21/1999	09:00am	RESIDENTIAL PROPERTY MANAGE	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
05/22/1999	04:00pm	DISCLOSURES IN HAWAII RESID	EDDIE FLORES REAL ESTATE	HONOLULU	CHONG	49.00
05/22/1999	09:00am	BASIC REAL ESTATE INVESTMEN	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	49.00
05/22/1999	12:30pm	LAW UPDATE/ETHICS 1997-98	EDDIE FLORES REAL ESTATE	HONOLULU	CHONG	49.00
05/28/1999	01:00pm	WILLS, TRUSTS & REAL ESTATE	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/28/1999	08:30am	STICKS, BRICKS & STEEL UNDE	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/29/1999	01:00pm	DEVELOPING SMALL PROPERTIES	ABE LEE SEMINARS	HONOLULU	LEE	49.00
05/29/1999	08:30am	PERMITS, PERMITS AND MORE P	ABE LEE SEMINARS	HONOLULU	LEE	49.00
06/05/1999	01:00pm	RESIDENTIAL PROPERTY MANAGE	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
06/05/1999	06:00pm	DISCLOSURES IN HAWAII RESID	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
06/05/1999	09:00am	LAW UPDATE/ETHICS 1997-98	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	52.00
06/19/1999	04:00pm	FAIR HOUSING	EDDIE FLORES REAL ESTATE	HONOLULU	GOODE JR	49.00
06/19/1999	09:00am	BASIC REAL ESTATE INVESTMEN	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	49.00
06/19/1999	12:30pm	LAW UPDATE/ETHICS 1997-98	EDDIE FLORES REAL ESTATE	HONOLULU	GOODE JR	49.00
07/17/1999	04:00pm	DISCLOSURES IN HAWAII RESIDEDDIE	FLORES REAL ESTATE	HONOLULU	CHANG	49.00
07/17/1999	09:00am	BASIC REAL ESTATE INVESTMEN	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	49.00
07/17/1999	12:30pm	LAW UPDATE/ETHICS 1997-98EDDIE	FLORES REAL ESTATE	HONOLULU	CHANG	49.00
MAUI						
05/04/1999	01:00pm	LAW UPDATE/ETHICS 1997-98	MAX SHERLEY REAL ESTATE CENTER	KAHULUI	SHERLEY	45.00
05/05/1999	01:30pm	DISCLOSURES IN HAWAII RESID	MAX SHERLEY REAL ESTATE CENTER	KAHULUI	SHERLEY	45.00
05/05/1999	08:30am	RESIDENTIAL PROPERTY MANAGE	MAX SHERLEY REAL ESTATE CENTER	KAHULUI	SHERLEY	45.00
07/27/1999	09:00am	ESSENTIALS OF THE DROA	MAUI BOARD OF REALTORS INC	WAILUKU	WALLS	45.00
07/28/1999	09:00am	ESSENTIALS OF FINANCE	MAUI BOARD OF REALTORS INC	WAILUKU	MOORE	45.00
07/29/1999	09:00am	ESSENTIALS OF LISTING	MAUI BOARD OF REALTORS INC	WAILUKU	MOORE	45.00
10/19/1999	09:00am	ESSENTIALS OF THE DROA	MAUI BOARD OF REALTORS INC	WAILUKU	WALLS	45.00
10/20/1999	09:00am	ESSENTIALS OF FINANCE	MAUI BOARD OF REALTORS INC	WAILUKU	MOORE	45.00
10/21/1999	09:00am	ESSENTIALS OF LISTING	MAUI BOARD OF REALTORS INC	WAILUKU	WALLS	45.00

Continuing Education Providers

ABE LEE SEMINARS	591-4806	JOHN REILLY	523-5030
AKAHI REAL ESTATE NETWORK LLC	331-5300	KAPIOLANI COMMUNITY COLLEGE	734-9211
DOWER SCHOOL OF REAL ESTATE	988-5445	LYNN W CARLSON	874-4064
DUPLANTY SCHOOL OF REAL ESTATE	737-5507	MAUI BOARD OF REALTORS INC	242-6431
EDDIE FLORES REAL ESTATE	521-3044	MAX SHERLEY REAL ESTATE CENTER	871-9714
HAWAII ASSOCIATION OF REALTORS	737-4000	UNIVERSITY OF HAWAII AT MANOA	956-8244
HONOLULU BOARD OF REALTORS	732-3000		

Applications for Commission Ratification

Brokers—Sole Proprietor

1001 Realty Company, Amando C. Quemado dba
 IH Realty, Hae Suk Son dba
 Ann Christine Smith
 Anna L. Kam
 Babianna K.L. Chu
 Bailey H.W. Tom
 Betty-Lee Adcock
 Beverly J. Perry
 Bruce E. Sutherland
 Burton T. Shimoda
 Buyer's Realty, Stephen Ozimec dba
 Central Oahu Real Estate & Management, Laureto D. Drapesa dba
 Charles A. Malm
 Cornelio J. Gorospe
 David C. Bartholomew
 David W. Pratt
 Debra A. Bolognese
 Diane E. Dufour
 Dina M. Danko
 Dorothy K. Higa
 Dwight T. Miyashiro
 Earl J. Hanson, Jr.
 Elton Lee Realty, Elton C.T. Lee dba
 Ethel D. Leon
 Eugene A. McCain, Jr.
 Francine D. Sapla
 Gail A. Upton
 Gary S. Kaneko
 George M. Wong
 Guido L. Giacometti
 Helene H. Hale
 Henry A. Spangler
 Henry W. Medford
 Holualoa Realty Co., Charles F. Hosley dba
 J. William Sanborn
 James G. Pycha
 Jo Ann S. McNeal
 John G. Marshall
 Kathleen M. Lau
 Kenneth K. Nobuta
 Kenneth R. Fridley
 Kenneth R. Sikes
 Leona M. Holaday
 Lloyd J. Iwasaki
 Lorene A. Chang
 Margaret Arata
 Maria D. Barnes Realty, Maria D. Barnes dba
 Maria Q. Galicia
 Mark E. Buck
 Mark P. Parrish
 Matthew Y.J. Loy
 Maui Tropical Realty, Wesley J. Barut dba
 Michael A. Harismendy
 Millenium Properties, Richard H. Brazil, Jr. dba
 Nobles' Hawaii Realty, Laura Brenda Nobles dba
 Oahu Properties, Harold H. Nakagawa dba
 Pamela J. Almodova
 Pamela L. Shewell
 Patriamor Edu Agullana
 Patricia S. Rubio
 Pearmain Realty, Elizabeth C. Pearmain dba
 Pen Realty, Louise S. Chane dba
 Pono Realty, Ann A. Shinsato dba
 R. Blake Johnson, Jr.
 Raymond J. Suppa
 Raymond Y.B. Yuen

Richard B. Rucker
 Roberta K. Brown Realtor, Roberta K. Brown dba
 Ronald G. Li
 Ronald T. Okumoto
 Roy S. Ishikawa
 Roy Y. Yamada
 Ruth Y. Fukushima
 Scott E. O'Brien
 Seaside Properties, Wilfred H.F. Lau dba
 Shaunagh G. Robbins
 Shirley Alapa Real Estate, Shirley J.S. Alapa dba
 Steven D. Weeks
 Steven W. Gilbert
 Susan H. Gillette
 Sylvia M. Cabral
 Teney K. Takahashi
 The Relo.com, Troy H. Komatsu dba
 Thomas A. Bodden
 Ulululani Realty, Stuart H. Oda dba
 Wendell T.P. Ching
 West Coast Properties, Terrie Lynn L.M.L. Spotkaeff, dba
 William G. Heaman

Brokers—Corporations, Partnerships, Limited Liability Companies

Core Realty, LLC
 CRP Sales, LLC, Island Pacific Homes dba
 CS Commercial, LLC
 Evergreen by Debra, LLC
 Global Investment Counselors, Inc., First Hawaiian Realty dba
 Holly LLC
 Investcorp Pacific, Ltd.
 James M. Harris, Inc.
 Kauai Landmark Realty, LLC
 Kidani Realty "LLC"
 Ko Olina Realty, LLC
 KPC Investment Corporation
 LaSalle Partners Management Services, Inc.
 Maui Hawaii Properties, Inc.
 O'Connor Realty, LLC
 Pauahi Management Corporation
 PM Realty Group, L.P.
 Quintus Vacation Management LLC
 Realtech Corp.
 Regency Pacific Realty, LLC
 Roy S. Ishikawa Realty, LLC
 Sea Cliff Realty, LLC
 Shell Development Corporation—Sampler
 Timeshare Liquidators of Hawaii, LLC
 Tropical Properties, Inc.
 Unique Maui Real Estate, LLC
 West Maui Homes, Inc.

Trade Names

DKY Realty, Dickson K. Yamamoto dba
 Dowsett Properties, James Alexander Dowsett dba
 Hawaii Golden Realty, Leland H.Y. Louie dba
 Konaproperties dot com, Elfriede R. Fujitani dba
 Luxury Homes of Hawaii, Debra A. Bolognese dba (fka Debra A. Bolognese, Luxury Homes of West Hawaii)
 Maui Buyer Realty, Donald Eugene Swanson dba (fdbas South Maui Oceanfront Properties)
 Oahu Realty, (fka Wayne Masuda, Wayne Masuda Realty)
 Wayne Masuda Realty, Wayne Masuda dba (fka Wayne Masuda, Wayne Masuda Realtor)

Applications for Commission Ratification

Branch Office

Bay Realty Inc.
CBI Inc.
Hawaiiiana Commercial Management Group LLC
International Vacation Ownership Corporation
JTU Inc.
MacArthur & Company Inc.
Patdi, Inc.

Site Offices

Castle & Cooke Homes Hawaii Inc., Lalea at Hawaii Kai, Havens of P'I Vistas, Pacific Islanders Unit 116B, Mililani Mauka Unit 118, Hoaloha Ike—Phase I
CBIP Inc., Kamaole Heights, Meadowlands (Phase II)
Clark Realty Corporation, Bayview Estates at Keauhou
Coldwell Banker Pacific Properties, Ltd., Hawaiiiki Tower (Nauru Phase 2), Sunpoint
Concepts Unlimited Inc., 1450 Young St., Maunaloa Village
Consolidated Resorts Inc., Maui Beach Vacation Club, Kahana Villa
Gamrex Inc., Kona Vistas Subdivision, Wailea Fairway Villas
Gentry Realty Ltd., Lombard Way (Phase A), Meridian, Fiesta del Verde by Gentry
Haseko Realty Inc., Ke Aina Kai at Ocean Pointe
Herbert K. Horita Realty Inc., Royal Kunia, Phase I—Site 12,
Islands ML Realty Inc., Islands at Maunalani
Iwado Realty, Napili Hau Villages, the Masters at Kaanapali Hillside
Kahana Falls Limited Partnership, Kahana Falls
Kahana Ridge Realty, Inc., Kahana Ridge
MacArthur & Company Inc., Pu'u Lani Ranch
Marcus & Associates Inc., Sunset Villa, Iwalani—Village 5 of the Villages of Kapolei, Lapa'olu Aiea Heights
Maryl Realty Inc., Sandalwood at Waimea
Maui Realty Company Inc., Kua'Aina Ridge
Mauna Kea Properties Inc., Bluffs at Mauna Kea
Mauna Loa Village Resort, Inc., Mauna Loa Interval Ownership Plan
MSY Corp., Kua'Aina Ridge, Wailea Fairway Villas
Okamoto Realty LLC, The Terraces, Manele Bay, Villas at Koele
Pahio Vacation Ownership Inc., Pahio at Bali Hai Villas, Hanalei Bay Resort
Vacation Ownership Program, Pahio at Ka'eo Kai, Pahio at Shearwater, Pahio at Kauai Beach Villas
Properties Unlimited Inc., Iwalani—Villages at Kapolei 5, Trovare, Wailea Fairway Villas
Prudential Locations LLC, One Archer Lane, The Greens at Maui Lani, Kua'Aina Ridge, Palehua Pointe, Westhills Subdivision, Royal Ridge, Makakilo Ridge

RE/MAX Maui LLC, Nanea Subdivision
Real Estate Update, Inc., 802 Punahou
Savio Realty Ltd. Better Homes and Gardens, Queen Emma Gardens
Schuler Realty/Oahu Inc., View Pointe at Waikele, Kulalei, The Classics at Waikele, Kapolei Knolls, Country Club Village at Salt Lake, Phase 2, Building 4, Kualalei, The Tropics at Waikele
SHC-Properties Inc., Executive Centre
Sofos Realty Corporation, The Hawaiian Princess at Makaha Beach
SRH Inc. dba Maui Real Estate, Kua'u Bayview at Pai'a
The Bay Club Ownership Resort Inc., The Bay Club at Waikoloa Beach Resort
Thomas G. Soeten dba Tom Soeten Realty, The Masters at Kaanapali Hillside
Towne Realty Brokerage Services Inc., the Terraces at Launani Valley
TNR Development Corporation, Na Pali Haweo
Valley Isle Realty Inc., Kua'Aina Ridge
Village Realty Services, Inc., Alii Lani Townhomes
Wailea Realty Corp., Makena Place
Watt Hawaii Realty Inc., Village 2 of the Villages of Kapolei (Aeloa)
William G. Heaman dba Heaman Properties, The Bluffs

Condominium Managing Agent

Hawaiiiana Management Company, Ltd.
Michael Anthony Harismendy
Quintus Vacation Management, LLC
Regency Pacific Realty, LLC

Condominium Hotel Operator

AA Oceanfront Condominium Rentals, Inc.
Quintus Vacation Management, LLC
Rainbow Realty, Villiers Real Estate, Inc., dba
Regency Pacific Realty, LLC
Shalom Realty, Robert J. Teitelbaum dba
The Estates at Turtle Bay, Inc.
Thomas Guest Services, Lisa G. Thomas dba
Winston's Waikiki Condos, Patrick Winston dba

Corporation Name

Atlantis Co. & Properties, Inc. (fka Atlantis Properties, Ltd.)
Bryte-Pacific Realty, Inc. (fka Vern York Realty, Inc.)
Charter Realty, Inc. (fka Charter Financial Services, Inc.)
Gentry Homes, Ltd.
Global Cybernetics Inc. (fka CPM Realty, Inc.)
Hawaii Land & Farming Company, Inc. (fka C. Brewer Homes, Inc.)
MDR/JLB, Inc. (fka JLB, Inc., MDR/Maui Diversified Real Estate)

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Real Estate Commission Bulletin
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