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.

Proposed measures would affect real estate licensees

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.

Continued on page 2
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 requirements 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 timesensitive 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

©Copyright Hawaii Real Estate Commission 1998. All rights reserved. Funded by the Real Estate Education Fund and provided as an educational service to Hawaii real estate licensees. This publication is designed to provide general information on the subject matters covered and is not a substitute for professional services to address specific situations. If legal advice or other expert assistance is required, seek the services of a competent professional.

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.
Administrative 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.


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.
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; prelicensing 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**

<table>
<thead>
<tr>
<th>Individual Broker, Salesperson</th>
<th>Principal Broker, Broker-In-Charge</th>
<th>Corporation, Partnership, LLC, LLP</th>
<th>Sole Proprietor</th>
<th>Branch Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change Form (signed by Principal Broker or Broker-In-Charge) AND $25 fee</td>
<td>Change Form AND $25 fee</td>
<td>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</td>
<td>Change Form for sole proprietor AND $50 fee; AND Change Form for all associating licensees AND $25 fee for EACH change form</td>
<td>Change Form for branch office AND for broker-in-charge AND $25 fee for EACH change form</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Original Continuing Education certificates for the 1997/1998 license period (1 time and 2 goldenrod)</th>
<th>Original Continuing Education certificates for the 1997/1998 license period (1 time and 2 goldenrod)</th>
<th>Original Continuing Education certificates for the 1997/1998 license period (1 time and 2 goldenrod)</th>
<th>Office Location Form</th>
<th>Office Location Form</th>
</tr>
</thead>
</table>

- Trade name document (if using a trade name) from Business Registration Division 586-2727
- 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**

<table>
<thead>
<tr>
<th>Renewal application AND renewal fees AND $10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 time and 2 goldenrod) AND Change Form if restoring on active status</th>
<th>Renewal application AND renewal fees AND $10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 time and 2 goldenrod) AND Change Form if restoring on active status</th>
<th>Renewal application AND renewal fees AND $10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 time and 2 goldenrod) AND Change Form if restoring on active status</th>
<th>Renewal application AND renewal fees AND $10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 time and 2 goldenrod) AND Change Form if restoring on active status</th>
<th>Renewal application AND renewal fees AND $10 penalty AND Original continuing education certificates for the 1997/1998 license period (1 time and 2 goldenrod) AND Change Form if restoring on active status</th>
</tr>
</thead>
</table>

- Trade name document (if using a trade name) AND Certificate of Good Standing AND corporate, partnership, LLC, or LLP resolution appointing principal broker
## 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 Kapua'iwa Room on the second floor of the HRH Princess Victoria Kamamalu Building at 1010 Richards Street in Honolulu.

<table>
<thead>
<tr>
<th>Real Estate Commission - 9 a.m.</th>
<th>Laws &amp; Rules Review Committee - 9 a.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education Review Committee - 10:00 a.m.</td>
<td>Condominium Review Committee - 1:30 p.m.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Friday, April 30</th>
<th>Wednesday, April 14</th>
</tr>
</thead>
</table>

**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 |

<table>
<thead>
<tr>
<th>Friday, June 25</th>
<th>Wednesday, June 9</th>
</tr>
</thead>
</table>

**Thursday, July 29**  
Meeting will be on Maui, time and location to be announced later.

<table>
<thead>
<tr>
<th>Wednesday, July 8</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Friday, August 27</th>
<th>Wednesday, August 11</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Friday, September 24</th>
<th>Wednesday, September 8</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Thursday, October 28</th>
<th>Wednesday, October 13</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Wednesday, November 24</th>
<th>Wednesday, November 10</th>
</tr>
</thead>
</table>

| 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](http://www.hawaii.gov.hirec). Courses are subject to change or cancellation; please check directly with the provider to confirm date, time, and location.

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Subject</th>
<th>Provider</th>
<th>City</th>
<th>Instructor</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OAHU</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>05/01/1999</td>
<td>01:00pm</td>
<td>WILLS, TRUSTS &amp; REAL ESTATE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/01/1999</td>
<td>08:30am</td>
<td>STICKS, BRICKS &amp; STEEL UNDE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/04/1999</td>
<td>09:00am</td>
<td>PERMITS, PERMITS AND MORE P</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>35.00</td>
</tr>
<tr>
<td>05/08/1999</td>
<td>01:00pm</td>
<td>RESIDENTIAL PROPERTY MANAGE</td>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>HONOLULU</td>
<td>DOWER</td>
<td>52.00</td>
</tr>
<tr>
<td>05/08/1999</td>
<td>06:00pm</td>
<td>DISCLOSURES IN HAWAII RESID</td>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>HONOLULU</td>
<td>DOWER</td>
<td>52.00</td>
</tr>
<tr>
<td>05/08/1999</td>
<td>09:00am</td>
<td>LAW UPDATE/ETHICS 1997-98</td>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>HONOLULU</td>
<td>DOWER</td>
<td>52.00</td>
</tr>
<tr>
<td>05/14/1999</td>
<td>01:00pm</td>
<td>UNDERSTANDING THE LAND USE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/14/1999</td>
<td>08:30am</td>
<td>CRATS, CRUTS &amp; FLPS: AN AL</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/15/1999</td>
<td>01:00pm</td>
<td>CONDOMINIUM DEVELOPMENT PRO</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/15/1999</td>
<td>08:30am</td>
<td>ZONING-ISSUES, PROBLEMS, QU</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/21/1999</td>
<td>01:00pm</td>
<td>UNDERSTANDING THE LAND USE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/21/1999</td>
<td>08:30am</td>
<td>CRATS, CRUTS &amp; FLPS: AN AL</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/22/1999</td>
<td>01:00pm</td>
<td>CONDOMINIUM DEVELOPMENT PRO</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/22/1999</td>
<td>08:30am</td>
<td>ZONING-ISSUES, PROBLEMS, QU</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/28/1999</td>
<td>01:00pm</td>
<td>WILLS, TRUSTS &amp; REAL ESTATE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/28/1999</td>
<td>08:30am</td>
<td>STICKS, BRICKS &amp; STEEL UNDE</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/29/1999</td>
<td>01:00pm</td>
<td>DEVELOPING SMALL PROPERTIES</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>05/29/1999</td>
<td>08:30am</td>
<td>PERMITS, PERMITS AND MORE P</td>
<td>ABE LEE SEMINARS</td>
<td>HONOLULU</td>
<td>LEE</td>
<td>49.00</td>
</tr>
<tr>
<td>06/05/1999</td>
<td>01:00pm</td>
<td>RESIDENTIAL PROPERTY MANAGE</td>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>HONOLULU</td>
<td>DOWER</td>
<td>52.00</td>
</tr>
<tr>
<td>06/05/1999</td>
<td>06:00pm</td>
<td>DISCLOSURES IN HAWAII RESID</td>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>HONOLULU</td>
<td>DOWER</td>
<td>52.00</td>
</tr>
<tr>
<td>06/19/1999</td>
<td>04:00pm</td>
<td>FAIR HOUSING</td>
<td>EDDIE FLORES REAL ESTATE</td>
<td>HONOLULU</td>
<td>GOODE JR</td>
<td>49.00</td>
</tr>
<tr>
<td>06/19/1999</td>
<td>09:00am</td>
<td>BASIC REAL ESTATE INVESTMENTS</td>
<td>EDDIE FLORES REAL ESTATE</td>
<td>HONOLULU</td>
<td>FLORES JR</td>
<td>49.00</td>
</tr>
<tr>
<td>06/19/1999</td>
<td>12:30pm</td>
<td>LAW UPDATE/ETHICS 1997-98</td>
<td>EDDIE FLORES REAL ESTATE</td>
<td>HONOLULU</td>
<td>CHONG</td>
<td>49.00</td>
</tr>
<tr>
<td>05/04/1999</td>
<td>01:00pm</td>
<td>LAW UPDATE/ETHICS 1997-98</td>
<td>MAX SHERLEY REAL ESTATE CENTER</td>
<td>KAHUUILI</td>
<td>SHERLEY</td>
<td>45.00</td>
</tr>
<tr>
<td>05/05/1999</td>
<td>01:30pm</td>
<td>DISCLOSURES IN HAWAII RESID</td>
<td>MAX SHERLEY REAL ESTATE CENTER</td>
<td>KAHUUILI</td>
<td>SHERLEY</td>
<td>45.00</td>
</tr>
<tr>
<td>05/05/1999</td>
<td>09:00am</td>
<td>RESIDENTIAL PROPERTY MANAGE</td>
<td>MAX SHERLEY REAL ESTATE CENTER</td>
<td>KAHUUILI</td>
<td>SHERLEY</td>
<td>45.00</td>
</tr>
<tr>
<td>07/17/1999</td>
<td>09:00am</td>
<td>ESSENTIALS OF LISTING</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>WAILUKU</td>
<td>MINOR</td>
<td>45.00</td>
</tr>
<tr>
<td>07/18/1999</td>
<td>09:00am</td>
<td>ESSENTIALS OF THE DROA</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>WAILUKU</td>
<td>MOORE</td>
<td>45.00</td>
</tr>
<tr>
<td>07/19/1999</td>
<td>09:00am</td>
<td>ESSENTIALS OF THE DROA</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>WAILUKU</td>
<td>WALLS</td>
<td>45.00</td>
</tr>
<tr>
<td>07/21/1999</td>
<td>09:00am</td>
<td>ESSENTIALS OF THE DROA</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>WAILUKU</td>
<td>MOORE</td>
<td>45.00</td>
</tr>
<tr>
<td>07/22/1999</td>
<td>09:00am</td>
<td>ESSENTIALS OF THE DROA</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>WAILUKU</td>
<td>WALLS</td>
<td>45.00</td>
</tr>
</tbody>
</table>

## Continuing Education Providers

<table>
<thead>
<tr>
<th>Provider</th>
<th>Phone</th>
<th>Website</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABE LEE SEMINARS</td>
<td>591-4806</td>
<td>KAPIOLANI COMMUNITY COLLEGE</td>
<td>734-9211</td>
</tr>
<tr>
<td>AKAIH REAL ESTATE NETWORK LLC</td>
<td>331-5300</td>
<td>KAPIOLANI COMMUNITY COLLEGE</td>
<td>734-9211</td>
</tr>
<tr>
<td>DOWER SCHOOL OF REAL ESTATE</td>
<td>988-5445</td>
<td>KAPIOLANI COMMUNITY COLLEGE</td>
<td>734-9211</td>
</tr>
<tr>
<td>DUPERANTY SCHOOL OF REAL ESTATE</td>
<td>737-5507</td>
<td>MAUI BOARD OF REALTORS INC</td>
<td>242-6431</td>
</tr>
<tr>
<td>EDDIE FLORES REAL ESTATE</td>
<td>521-3044</td>
<td>MAX SHERLEY REAL ESTATE CENTER</td>
<td>871-9714</td>
</tr>
<tr>
<td>HAWAII ASSOCIATION OF REALTORS</td>
<td>737-4000</td>
<td>UNIVERSITY OF HAWAII AT MANOA</td>
<td>956-8244</td>
</tr>
<tr>
<td>HONOLULU BOARD OF REALTORS</td>
<td>732-3000</td>
<td>UNIVERSITY OF HAWAII AT MANOA</td>
<td>956-8244</td>
</tr>
</tbody>
</table>

Continuing Education Providers
Applications for Commission Ratification

Brokers—Sole Proprietor

1001 Realty Company, Amando C. Quemado dba
1H Realty, Hae Suk Son dba
Ann Christine Smith
Anna L. Kam
Babiana 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. Sappa
Raymond Y.B. Yuen
Richard B. Rocker
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
Ululani 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 (fka 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.
- Hawaiiana Commercial Management Group LLC
- International Vacation Ownership Corporation
- JTI Inc.
- MacArthur & Company Inc.
- Patti, Inc.

**Site Offices**

- Castle & Cooke Homes Hawaii Inc., Lalea at Hawaii Kai, Havens of I'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 Keahou
- Coldwell Banker Pacific Properties, Ltd., Hawaiki 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, Napilihau 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
- 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., Koa‘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
- SHC-Properties Inc., Executive Centre
- Sofos Realty Corporation, The Hawaiian Princess at Makaha Beach
- SRIH Inc. dba Maui Real Estate, Kua‘a Bayview at Pa‘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**

- Hawaiiana 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/ILR, Inc. (fka JLB, Inc., MDR/Maui Diversified Real Estate)

---

**State of Hawaii**

Real Estate Commission Bulletin

250 South King Street, Room 702

Honolulu, Hawaii 968113

---

**Bulk Rate U.S. Postage PAID**

Permit No. 516

Honolulu, Hawaii