

## All real estate licenses will expire on Dec. 31, 1998

All licenses must be renewed and fees paid by December 31. Licenses that are not renewed by December 31 will be considered forfeited on January 1, 1999. Individuals renewing on active status must complete 10 hours of approved continuing education courses by December 31.

## It's time to sign up for continuing education courses

With the end of the year only five months away, licensees should give serious thought to renewals which are due December 31, 1998 and focus on completing their continuing education (CE) requirements.

You have less than six months to complete 10 hours of approved CE courses. As of June 30, only 1,459 licensees had completed their requirements. If you are not one of those licensees, consider that between now and December 31, you will be vying with 12,000 other active and inactive licensees to take three CE courses.

If you choose to wait until the last minute or renew on inactive status without fulfilling the CE requirement, history has shown that you will encounter difficulties in finding courses that fit your interests and schedule.

Many CE providers, who must perform a number of administrative tasks for each course offered including reporting registration information to the Commission, scale back or stop offering courses in December.

If you fail to complete your CE requirement and renew on inactive status, be aware that during most of 1999, very few courses, if any, will be available.

You may not be able to reactivate your license until courses become available.

Renewal fees this year will be as follows:

|                                    |       |
|------------------------------------|-------|
| Salesperson                        | \$180 |
| Broker-Salesperson                 | 180   |
| Corporation, Partnership, LLC, LLP | 230   |
| Sole Proprietor                    | 210   |
| Branch Office                      | 180   |
| Condominium Hotel Operator (CHO)   | 190   |
| Condominium Managing Agent (CMA)   | 170   |

Except for CHO's and CMA's the fees have not changed since the 1994 renewal. CHO and CMA fees have increased because of a change from annual to biennial registration.

## Here is a summary of the new laws that may affect real estate licensees

Some of the laws enacted in 1998 that may affect licensees are summarized below. These are summaries only and not substitutes for the full text of the acts. Licensees are urged to consult the full text of the acts.

Copies may be obtained from the legislature and through the State library system.

### Condominiums

#### Act 107 (HB 2331)

Amends provision relating to condo-

minium property regimes. Eliminates the names and positions of those persons who handle the funds and the names, addresses, and phone numbers of an apartment owner association's officers from the information required on a registration application submitted with the Real Estate Commission of the Department of Commerce and Consumer Affairs.

Provides that only the names and positions of the association's officers and the name and current mailing address of a designated

(Continued on page 2)

# These laws passed in 1998 may affect licensees

(Continued from page 1)

officer of the association where the officer can be contacted directly are required.

## **SB 3113**

Establishes provision relating to condominiums. Permits the bylaws of an association of apartment owners to be amended to provide that the composition of the board reflect the proportionate number of apartments for a particular use as set forth in the declaration. Provides criteria.

Authorizes the bylaws of an association of apartment owners to require that the vote of a commercial apartment owner be cast and counted only for the commercial seats on the board, and the vote of a residential apartment owner be cast and counted only for the residential seats on the board.

Provides that removal and replacement of a member of the board shall not affect the proportionate composition of the board as prescribed in the bylaws. Pending Governor's action.

## **HB 3281**

Amends provisions relating to condominiums. Prohibits anyone contracted by an association of apartment owners to collect delinquent assessments against any owner's apartment from sharing any portion of any penalties of late charges collected. Pending Governor's action.

## **Time Share**

### **SB 3159**

Establishes provision relating to time share law. Eliminates the requirement that leasehold time share interests be registered with the land court and instead requires leasehold time share interests to be recorded with the Bureau of Conveyances. Provides criteria. Adds definitions of apartment lease, leasehold time share interest, notice of time share plan, time share interest, and time share plan. Act to take effect July 1, 1999. Pending Governor's action.

### **Act 136 (SB 2334)**

Amends Act 331, session laws of 1993, relating to time sharing by repealing its sunset date. Prohibits sales agents or acquisition agents of time share units or plans to sell, offer for sale, or advertise for sale any tourist activity at less than the actual cost of the activity paid for by the licensee. Act to take effect June 22, 1998. Pending Governor's action.

### **SB 2823**

Amends provision relating to time sharing by requiring any acquisition, sales, or resale agents, and their employees and independent contractors to wear an identification badge while off premises and engaged in acquisition or sales agent activity related to encouraging others to attend time share sales presentations or to contact a time share sales agent or developer. Defines off premises. Pending Governor's action.

## **Other**

### **SB 2786**

Amends the definition of sex crimes against minors to include an attempt, criminal solicitation, or criminal conspiracy to commit any one of the offenses designated.

Amends provision relating to sex offender registration and notification information (Megan's Law). Adds information relating to the offender's legal residence or mailing address, to include legal addresses of current and known future employers and starting and ending dates of employment; the year, make, model, color, and license number of vehicles owned; statement indicating whether the sex offender has received or is currently receiving mental treatment; and a statement indicating whether the sex offender is a U.S. citizen; and additional identifying information about the sex offender.

Identifying information about the sex offender.

Adds as relevant information necessary to protect the public the sex offender's future street name and zip code, the year, make, model, color, and license number of all vehicles currently owned or operated by the sex offender.

Requires the sex offender to register, in person, with the county chief of police if the offender resides or expects to be present in the county for a period of more than 10 days. Requires the sex offender who changes name, employment, vehicle, or residence address to notify the attorney general of the new registration information in writing within three working days of the change. Requires the attorney general to report changes of registration information in the event a sex offender changes address to another county or state no later than 10 days after receiving notice. Pending Governor's action.

### **SB 2204**

Establishes provision relating to administrative procedures. Requires all issuing agencies and departments to establish by rule a maximum period of time to grant or deny a business- or development-related permit, license, or approval provided that the application is not subject to state-administered permit programs delegated, authorized, or approved under federal law.

Requires issuing agencies or departments to take action to grant or deny any application for a business- or development-related permit, license, or approval within the established maximum period of time, otherwise approval shall be automatically granted. Provides that maximum time periods shall be extended in the event of a natural disaster, state emergency, or union strike.

Requires agencies and departments to establish the time periods and deadlines before December 31, 1999. Pending Governor's action.

### **Act 122 (HB 2506)**

Establishes an alternate foreclosure process that allows a mortgagee to conduct a power of sale foreclosure. Adds definitions for borrower, foreclosing mortgagee, mailed, mortgage, mortgage agreement, mortgagee, mortgaged property, mortgagor, open house, power of sale or power of sale foreclosure, property, record or recorded, and served.

### **Act 180 (SB 2633)**

Requires all real estate appraisers to be licensed or certified to practice in Hawaii by rules adopted by the Director of Commerce and Consumer Affairs. Also to comply with the current uniform standards of professional appraisal practice approved by the Director when performing appraisals in connection with a federally or non-federally related real estate transaction.

### **Act 153 (HB 3192)**

Amends provisions relating to support enforcement. Allows the state to retain state income tax refunds of persons who are delinquent in the payment of child support.

Requires the name of a debtor parent and the amount of delinquent support owed by a debtor parent residing in the state to be made available to any consumer reporting agency as defined in section 603(f) of the Fair Credit Reporting Act. Pending Governor's action.

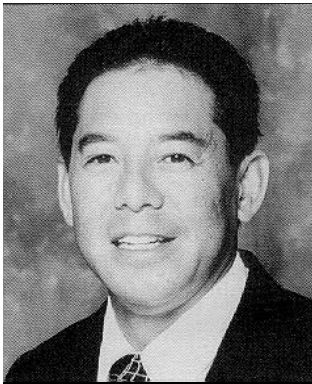
## **Vetoed by Governor**

### **HB 2443**

Relating to de minimus structure position discrepancies.

# The Chair's Message

I would like to welcome Iris Okawa to the Commission and congratulate Alfredo G. Evangelista, Michael G. Ching, and Charles H. Aki on their reappointment to the Commission.



Commissioners Okawa and Evangelista are public members from Oahu, while Commissioners Ching and Aki are brokers from Kauai and the Big Island, respectively. Congratulations are also due Nora A. Nomura, who is now the Commission's Vice Chair.

Three standing committees handle most of the Commission's programs and activities, and the committee members devote a substantial

amount of their own time to the Commission's work. For this fiscal year, Commissioner Evangelista will chair the Condominium Review Committee, with Mitchell A. Imanaka as vice chair, Commissioner Aki the Education Review Committee, with Helen Lindemann as vice chair, and Commissioner Ching the Laws and Rules Review Committee, with John Ohama as vice chair.

The committees meet once a month and the meetings are open to the public. Twice a year the committees convene on the neighbor islands. On September 18 the committee meetings will be at the Kauai Marriott Resort and Beach Club in Lihue. The Laws and Rules Committee meeting will begin at 10 a.m., followed by the Education Review Committee at 11 a.m. and the Condominium Review Committee at 1:30 p.m.

In contrast to past years, this year's legislature left the real estate licensing law, HRS Ch. 467, untouched; however, implementation of or changes in other laws may affect real estate licensees. The legislature did pass three bills which would amend the Condominium property regime, Ch. 514A.

In a national trend toward personal accountability, those who disregard child and/or spousal support and tax obligations will feel increasing pressure to pay up as government entities take action against their various licenses. Hawaii's Child Support Enforcement Agency has begun implementing a law, passed in 1997, which allows for suspension or denial of an individual's driver's license, recreational license, and vocational and professional license. Suspension of a real estate license will be treated in the same manner as a disciplinary action and will be published in the Administrative Actions section.

To signal the start of the renewal season, principal brokers and brokers in charge recently received a printout showing the licensees associated with their offices. This is an op-

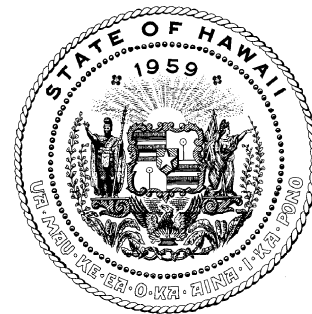
portunity for PB's and BIC's to reconcile their records and, if necessary, submit change forms to make appropriate changes. Your attention to this now will result in smoother renewals in December.

In the first half of 1998, the real estate recovery fund paid out \$95,000 in three cases. Summaries of these cases are on page 4.

Readers who have not ventured onto the Commission's Web site ([www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)) may wish to refer to the site as a primary source of licensing information, as we continue to add to and improve the site. This month we introduced previews of *Bulletin* articles and made the real estate *Change Form and Office Location and CHO Exemption Certificate Form* available for download. The site, usually updated weekly, gives you access to current information which would not otherwise be available or as timely in a quarterly print publication.

Aloha,

Alvin M. Imamura  
Chair



## State of Hawaii Real Estate Commission

©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.

## Licensees' actions cause termination of their licenses

The actions of the following licensees have resulted in payments being made from the real estate recovery fund. When payment from the real estate recovery fund is made on the account of a licensee, the licensee's real estate license is terminated and the licensee may not reapply for a license for at least five years and after repayment to the fund in full.

**Maria Ho** (Civil No. 94-4754-12, First Circuit). On March 16, 1998, the Court entered judgment in favor of plaintiffs and against Maria Ho in the amount of \$45,000 and ordered payment of that amount from the real estate recovery fund. The judgment was based upon fraud, misrepresentation, and/or deceit. At the time the acts on which the judgment was based occurred, Maria Ho was a licensed real estate salesperson. The payment closes a complex case involving the consolidation of a number of lawsuits, nearly fifty plaintiffs, and half as many defendants.

In 1991, a developer entered into an agreement to purchase two apartment buildings and attempted to convert them into condominium units. Ms. Ho, as a salesperson with the listing broker, was involved in the sale of units. The developer defaulted on the agreement to purchase the property but sales of units in the project continued. The developer induced plaintiffs to allow the early release of deposits paid by plaintiffs. The developer never obtained title to the property and filed for bankruptcy in 1992. Plaintiffs claimed to have incurred over \$5 million in damages.

**Elizabeth L. Conner** (Civil No. 92-1135-04, First Circuit). In 1991, plaintiffs sued defendant Elizabeth L. Conner for misrepresentations she made while buying plaintiffs' resi-

dence for herself and in borrowing money from plaintiffs. At the time of the transaction, defendant was a licensed real estate salesperson. In a 1993 default judgment, the court found that defendant Conner was acting as a "real estate salesperson" and awarded damages, including damages for emotional distress, totaling \$57,627.

The Commission appealed the decision arguing that defendant purchased the property for herself and was not acting "for others" and that the recovery fund was not liable for emotional distress damages. The Intermediate Court of Appeals found the real estate recovery fund to be liable to plaintiffs, but overturned the award of damages for emotional distress unless the trial court found that infliction of emotional distress was intentional. On March 19, 1998, the court ordered payment of \$25,000 to Plaintiffs from the real estate recovery fund.

**Philip S. Adao** (Civil 87-0091 First Circuit). On May 6, 1998, the court ordered payment of \$25,000 out of the real estate recovery fund against the account of Philip S. Adao, dba PSA Realty. The court found that Defendant Adao committed negligent misrepresentation in subleasing office space in a Waikiki building.

The court found that defendant Adao knew or should have known that written consent from the lessor was necessary to sublet the space. Defendant also kept monies paid by plaintiff and failed to pay lessor, resulting in plaintiff's eviction from the space. Adao and other defendants failed to inform plaintiff of delinquent rental payments to lessor and breached the lease with plaintiff.

## Iris Okawa appointed to Real Estate Commission

Iris R. Okawa has been appointed to a four-year term as a member of the Real Estate Commission.

She is an attorney with Matsumoto LaFountaine & Chow, concentrating in the areas of business law, real property law, financing, and commercial transactions. She formerly was with Shim Tam Kiritsumitsu & Chang and before that with Carlsmith Ball Wichman Murray Case Mukai and Ichiki.

In her current law practice, Ms. Okawa serves Japanese clients and other foreign clients as well as clients who live in Hawaii.

The new commissioner was born in Hawaii but has worked in San Francisco,



Ms. Okawa

Osaka, and Tokyo as well as in the Islands. She was selected to be the first woman foreign associate of a Tokyo law firm, and she handled many transactions involving Japanese overseas investments while in Japan.

She also worked closely with attorneys in major U.S. and British law firms as well as with the professionals in major international accounting firms.

In addition to her law degree, Ms. Okawa holds a master's degree in secondary education/English. She has taught English in public schools and as a second language to executives in Japan.

Ms. Okawa is active in community service. In addition to memberships in several service organizations, she is a director of The Aloha United Way. Her past government service includes an appointment by the Governor to the board of Aloha Tower Development Corporation.

She is a member of the American and Hawaii State Bar Associations and belongs to the Real Property and Corporate Law sections of the Bar.

## Administrative Actions

### **Allan R. Whalen, dba Whalen Properties--REC 95-164-L; 95-165-L; 95-217-L and 95-223-L**

On June 7, 1996, RICO filed a Petition for Disciplinary Action against Respondent's real estate broker's license alleging violations on four counts.

The first and second counts alleged failure to honor agreements to repay loans obtained to help Respondent purchase a commercial property in Kailua, Oahu.

The third and fourth counts alleged failure to return tenants' security deposits and rents. The Hearings Officer concluded that in each of the four counts Respondent violated HRS §§467-14(7) (failure to account for moneys within a reasonable time), (8) (engaging in dishonest or fraudulent acts), (13) (violating chapter or rules), (16) (converting other people's moneys for licensee's own use), and (20) (failure to maintain a history of trustworthiness, fair dealing, and financial integrity).

The Hearings Officer recommended that the Commission revoke Respondent's broker's license for five years for each of the four counts, with the revocation periods to run consecutively. The Hearings Officer further recommended that the Commission order Respondent to pay a civil penalty of \$1,000 per violation for a total civil penalty amount of \$20,000 within 60 days of the Commission's Final Order. In addition, the Hearings Officer recommended the Commission order Respondent to make restitution in the amount of \$323,484 to 14 individuals and companies.

At its December 11, 1997 meeting, the Commission accepted and adopted the Hearings Officer's Findings of Fact and Conclusions of Law, but modified the Recommended Order.

The Commission ordered Respondent's license revoked for at least five years, fined Respondent \$5,000 per violation for a total of \$100,000 to be paid within 60 days, and ordered payment of restitution of \$323,484.46 within 60 days.

### **Aki Hideaki Mizushima--REC 97-11-L**

Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondent admitted violating HRS §467-13 (failure to provide written agreement). Respondent agreed to pay a \$2,000 civil penalty within 30 days of Commission approval of the Settlement Agreement, with \$500 stayed on condition that Respondent satisfy all conditions of the Agreement.

The Commission approved the Settlement Agreement on January 30, 1998.

### **Town and Country Realty, Inc. and Luther Daniel Leonard--REC 96-82-L and REC 96-122-L**

RICO filed a petition for Disciplinary Action against Respondents on November 6, 1997, alleging that Respondents failed to properly handle the management of condominium rentals. Respondent Town & Country was licensed as a real

estate brokerage on February 19, 1988; this license expired on or about December 31, 1996. Respondent Leonard, principal broker of Town & Country, was licensed as a real estate broker on July 28, 1989; this license expired on or about December 31, 1996. Although Respondents do not admit violating any licensing statute or regulation relating to real estate brokers, they represented that due to illness and other extenuating circumstances, they failed to properly handle the management of condominium rentals and entered into a Settlement Agreement After Filing of Petition for Disciplinary Action to avoid further controversy and expenses of an administrative hearing.

Respondents agreed to a \$2,000 fine, to be stayed if they comply with the terms of the Settlement Agreement. Respondents have already paid restitution of \$700 and agreed to pay restitution of \$1,890.

The Commission approved the Settlement Agreement on February 27, 1998.

### **Arthur K. Jeremiah--REC 96-126-L**

RICO filed a Petition for Disciplinary Action against Respondent on April 14, 1997, and a hearing was conducted on November 20, 1997. Respondent failed to appear at the hearing. Respondent was licensed as a salesperson in December 1991, and his license was on inactive status from November 17, 1995 to December 31, 1996. The Hearings Officer found that in May 1996, Respondent offered to represent a buyer in the purchase of a condominium apartment and to submit an offer to the seller. The buyer gave Respondent \$12,800 as partial payment for the purchase of the apartment. In June 1996, Respondent submitted a DROA to the seller as "buyer's agent." In July, Respondent canceled and withdrew the DROA without the buyer's consent, knowledge, or authorization. Respondent signed the cancellation as the "personal representative of the buyer." The buyer requested a full refund of the \$12,800, and as of October 1997 had not received a refund.

The Hearings Officer concluded that Respondent acted as a real estate broker in violation of HRS §467-14(6) and failed to account for funds belonging to another within a reasonable time in violation of §467-14(7). In addition, the Hearings Officer concluded that Respondent engaged in misrepresentation in violation of §467-14(1), fraudulent or dishonest dealings (§467-14(8)), and professional misconduct (§436B-19(9)). The Hearings Officer further found that Respondent violated §§467-14(16) and HAR 16-99-3(v) by converting funds to his own use, made false promises in violation of §467-14(2), failed to have the DROA reviewed by a principal broker in violation of HAR §16-99-3(f), and failed to maintain a reputation of competency, honesty, truthfulness, financial integrity and fair dealing in violation of §467-14(20). The Hearings Officer also concluded that Respondent violated HRS §§467-14(13) (violating this chapter, chapters 484, 514A,

## Administrative Actions

514E, or 515; section 516-71; or the rules adopted pursuant thereto), §436B-19(11) (engaging in business in a manner causing injury to the public), and HAR §§16-99-3(a) (failure to fully protect the general public in its real estate transactions) and (b) (licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field).

The Hearings Officer recommended that Respondent's real estate salesperson's license be revoked, that he be fined \$3,000, and that he be required to pay restitution of \$12,800 that was given to him as partial payment for the purchase of an apartment.

The Commission approved the findings of the Hearings Officer on February 27, 1998.

### **Robert John Schneider--REC 96-65-L**

RICO filed a Petition for Disciplinary Action against Respondent on October 21, 1997. An administrative hearing was held on February 3, 1998 but Respondent failed to appear. Respondent's license as a real estate broker expired on December 31, 1996. The Hearings Officer found that in 1995, Respondent accepted a \$400 deposit for the reservation of a Waikiki rental unit and subsequently asked for and received the \$1,042 balance due. The clients were not given a written rental agreement and did not receive the keys to the rental unit. Their attempts to contact Respondent were unsuccessful.

The Hearings Officer found that Respondent violated HRS §467-14(1) (making any misrepresentation concerning any real estate transaction), (2) (making any false promises concerning any real estate transaction of a character likely to mislead another), (7) (failing, within a reasonable time, to account for any moneys belonging to others), (13) (violating this chapter, chapter 484, 514A, 514E, or 515; section 516-71, or the rules adopted pursuant thereto), and (16) (converting other people's moneys to the licensee's own use), as well as HAR §§16-99-3(b) (licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field), and (f) (The licensee shall see that financial commitments are in writing). The Hearings Officer recommended that Respondent's license as a real estate broker be revoked, that he be ordered to pay his clients \$1,442 restitution, and that he be fined \$5,000.

The Commission adopted the Hearings Officer's recommended order on April 24, 1998, noting that payment of the restitution and fine by Respondent is required as a condition to relicensing.

### **Management, Inc. and Thomas A. Lilly--REC 95-143-L, CPR 95-13-L**

RICO filed a Petition for Disciplinary Action against Respondents on August 13, 1997, alleging that contrary to provisions of the agreement for management of a Honolulu condominium, they increased their management fee and billed the association of apartment owners for the use of Respon-

dents' offices and that Respondent Lilly caused the loss of the AOA records.

Respondents expressly denied any wrongdoing but agreed to enter into a Settlement Agreement. In the Settlement Agreement, Respondents represented that:

a. In retrospect and notwithstanding the circumstances involving the direction by the AOA to destroy any files more than five years old, and that the contents of the files appeared to be unrelated to the project, and that the files were infested with silverfish, it was unwise for Respondents to leave the AOA's files unattended in the parking lot to air it of the pesticide. Henceforth, Management, Inc., will take reasonable steps to protect any records given to it by an AOA to avoid loss or theft of such records.

b. The failure of Management, Inc. to reflect revisions to the Management, Inc./AOA contract (previously approved by the AOA Board) in formal amendments to the contract was an oversight and will not be repeated.

c. It has agreed to pay the fine because it serves as fair warning to itself and all other condominium managing agents that the Commission believes that the duty to safeguard records and to formalize contracts of any amendments thereto should be taken seriously by all managing agents no matter what the reason or circumstance for the managing agent's failure to do so.

Under terms of the Settlement Agreement After Filing of Petition for Disciplinary Action, Respondents agreed to pay a \$1,000 fine within 30 days of Commission approval of the Agreement.

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

### **Allan M. Yoza--REC 96-59-L**

RICO received a complaint that Respondent failed to disclose his inactive real estate broker status in his real estate advertisements. Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondent admitted violating HAR §16-99-11(d) (disclosure of licensee's status in all advertisements and promotional material) and was fined \$500, the fine to be payable within 30 days of Commission approval of the Agreement.

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

## APPEALS

In the following cases, the applicants appealed decisions by the Commission. Under the appeals procedure, the Office of Administrative Hearings conducts an evidentiary hearing and the Hearings Officer submits findings of fact and conclusions of law to the Commission. The Commission then issues its final order. The cases are summarized here without identifying the applicant.

**Case 1:** In 1997, the Commission denied an application for a salesperson's license, because the applicant had outstand-

## Administrative Actions

ing tax obligations and failed to submit documentation of a payment plan or proof of payment.

Following a hearing conducted by the Office of Administrative Hearings, the Commission upheld its denial. However, based on applicant's subsequent disclosures of efforts to fulfill applicant's tax obligations, the Commission approved the application for license.

**Case 2:** An application for a broker experience certificate was denied in 1997, because applicant did not satisfy the transaction requirement.

Although applicant participated in more than ten transactions, applicant did not participate in three executed listing contracts, or commercial or industrial listings, that closed es-

crow and three sales contracts, or commercial or industrial leases, that closed escrow. As a result, the Commission found that it properly denied the application for broker's experience certificate.

In its final order, the Commission discussed equivalencies to the transaction requirement. It found that three years of full-time experience as an active Hawaii real estate salesperson within the three years immediately preceding the submission of the application for experience certificate to be equivalent to three closed listings and three closed sales.

Since applicant would qualify under this equivalency, the Commission approved applicant's application for experience certificate.

---

## Act reduces pyramiding of tax on subleased property

The pyramiding of the general excise tax on subleased real property is reduced under Act 353, Session Laws of Hawaii 1997 (Act 353), which takes effect on October 1, 1998.

The Department of Taxation has scheduled a public hearing on proposed rules to implement Act 353 on August 17, 1998, at the Princess Ruth Keelikolani Building, 830 Punchbowl Street, Room 314, Honolulu.

The proposed rules establish the requirements for the sublease deduction and provide guidance on issues such as allocating rent paid by the lessee when the lessee subleases less than one hundred percent of the real property that was leased from the lessor, allocating the rent paid by the lessee to various real property which has different rental values, and allo-

cating the rent paid by the lessee based on the fair rental value of the property.

Copies of the proposed rules may be obtained in several ways: (1) by picking up a copy from the Tax Director's Office in Room 221 or from any District Tax Office; (2) by calling 587-1540 and requesting that a copy be mailed at no cost; and (3) by downloading a copy from the Department's website at <http://www.state.hi.us/tax/tax.html>.

Interested persons are invited to attend the hearing and present their views orally or in writing. Written statements may be submitted to the Director of Taxation before or at the public hearing. Persons with questions should call Marshall Dimond at (808) 587-1533.

---

## Delinquency in support payments jeopardizes your license

The state's Child Support Enforcement Agency (CSEA) has implemented its License Suspension Program. If you are a parent who is delinquent in child/spousal support payments, your driver's license, real estate license, and any other professional or vocational license you hold in Hawaii are in jeopardy.

Under Act 293, which became law in 1997, the CSEA may direct a licensing agency to suspend, deny, refuse to renew, reinstate or restore:

1) An individual's driver's license or recreational licenses if :

(a) the individual's child/spousal support obligation is delinquent an amount equal to or greater than three months of the current child support amount, or

(b) the individual is delinquent in making periodic payments on a repayment agreement with CSEA.

2) An individual's driver's, recreational, **vocational, and professional license** if:

(a) the individual's child/spousal support obligation

is delinquent an amount equal to or greater than six months of the current child support amount;

(b) the individual is delinquent in making periodic payments on a repayment agreement with CSEA;

(c) the individual fails to obtain or maintain health insurance as provided in his/her order of support; or

(d) the individual fails to comply with a subpoena or warrant relating to a paternity or child support proceeding.

The CSEA is screening its entire caseload to identify individuals who meet the above criteria. Once identified, the CSEA will notify the individual by mail of its intent to direct the appropriate licensing agency to take action.

To avoid having your name referred for license suspension, denial, or other action, you must be current in your child/spousal support payments.

Suspension of a real estate license under this program will be treated in the same manner as a disciplinary action, including publication in the Administrative Actions section of the *Bulletin*.

# 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    |
|-------------|---------|--------------------------------------|--------------------------------|------------|------------|--------|
| <b>OAHU</b> |         |                                      |                                |            |            |        |
| 07/22/98    | 06:00pm | DEVELOPING SMALL PROPERTIES          | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 07/22/98    | 06:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | LEEWARD COMMUNITY COLLEGE      | PEARL CITY | GOODE JR   | 50.00  |
| 07/22/98    | 09:00am | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | KAHUKU     | REILLY     | 49.00  |
| 07/23/98    | 01:00pm | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 07/23/98    | 05:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 07/23/98    | 05:30pm | AVOID LITIGATION                     | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 07/23/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 07/24/98    | 08:30am | UNDERSTANDING LAND USE ORDINANCE     | ABE LEE SEMINARS               | HONOLULU   | LEE        | 45.00  |
| 07/25/98    | 01:00pm | CONDO DEVELOPMENT PROCESS            | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 07/25/98    | 01:00pm | LISTING PROBLEM AREAS                | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00  |
| 07/25/98    | 03:45pm | RES. PROPERTY MANAGEMENT             | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 07/25/98    | 05:30pm | DISCLOSURES IN HI RES. TRANSACTIONS  | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00  |
| 07/25/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 07/25/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 07/25/98    | 09:00am | LAW UPDATE/ETHICS 1997-98            | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | CHONG      | 55.00  |
| 07/25/98    | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 07/27/98    | 09:00am | RESIDENTIAL PROPERTY MANAGEMENT      | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 07/28/98    | 06:00pm | HOMEOWNER'S TAX STRATEGIES           | EDDIE FLORES REAL ESTATE       | WAIPAHU    | FLORES JR  | 45.00  |
| 07/30/98    | 04:00pm | PITFALLS IN MANAGING RES. PROPERTIES | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 07/30/98    | 09:00am | HOMEOWNER'S TAX STRATEGIES           | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 07/30/98    | 12:30pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | CHANG      | 45.00  |
| 07/31/98    | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 07/31/98    | 06:00pm | LAW UPDATE/ETHICS 1997-98            | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 07/31/98    | 08:30am | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 07/31/98    | 09:00am | DISCLOSURES IN HI RES. TRANSACTIONS  | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 08/01/98    | 01:00pm | RESIDENTIAL PROPERTY MANAGEMENT      | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 08/01/98    | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT      | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/01/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/01/98    | 09:00am | FAIR HOUSING                         | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 08/01/98    | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/03/98    | 06:00pm | RESIDENTIAL LANDLORD-TENANT CODE     | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00  |
| 08/04/98    | 06:00pm | INTRODUCTION TO BROKER MGMT.         | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00  |
| 08/05/98    | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 08/05/98    | 05:00pm | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 08/05/98    | 06:00pm | LAW UPDATE/ETHICS 1997-98            | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00  |
| 08/05/98    | 08:30am | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00  |
| 08/06/98    | 08:30am | RS 202 SALES STRATEGIES              | HAWAII ASSOCIATION OF REALTORS | HONOLULU   | WOLFF      | 329.00 |
| 08/08/98    | 01:00pm | WILLS, TRUSTS & REAL ESTATE          | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 08/08/98    | 01:00pm | PITFALLS IN DROA & ADDENDA           | EDDIE FLORES REAL ESTATE       | HONOLULU   | CHONG      | 45.00  |
| 08/08/98    | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT      | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/08/98    | 04:30pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 08/08/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 08/08/98    | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/08/98    | 09:00am | HOW TO LIST & SELL BUSINESS OPP.     | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 08/08/98    | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00  |
| 08/10/98    | 05:00pm | STICKS, BRICKS & STEEL               | ABE LEE SEMINARS               | MILILANI   | LEE        | 40.00  |
| 08/11/98    | 01:00pm | DEVELOPMENT BASICS                   | DUPLANTY SCHOOL OF REAL ESTATE | KAILUA     | CHONG      | 55.00  |
| 08/11/98    | 09:00am | CONDOMINIUM LAWS & ISSUES 1997       | DUPLANTY SCHOOL OF REAL ESTATE | KAILUA     | DUPLANTY   | 55.00  |
| 08/12/98    | 06:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00  |
| 08/12/98    | 06:00pm | FAIR HOUSING                         | LEEWARD COMMUNITY COLLEGE      | PEARL CITY | GOODE JR   | 50.00  |
| 08/13/98    | 01:00pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 08/13/98    | 05:30pm | FORECLOSURE & COMMISSIONER'S ROLE    | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00  |
| 08/13/98    | 09:00am | COMPREHENSIVE 1031 EXCHANGE          | EDDIE FLORES REAL ESTATE       | HONOLULU   | GARCIA     | 45.00  |
| 08/14/98    | 01:00pm | LAW UPDATE/ETHICS 1997-98            | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00  |
| 08/14/98    | 05:30pm | HOT SPOTS IN REAL ESTATE CONTRACTS   | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00  |
| 08/14/98    | 06:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |
| 08/14/98    | 09:00am | REPRESENTING THE FOREIGN CLIENT      | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | GARCIA     | 55.00  |
| 08/14/98    | 09:00am | LAW UPDATE/ETHICS 1997-98            | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00  |



| DATE         | TIME    | SUBJECT                              | PROVIDER                       | CITY       | INSTRUCTOR | FEE   |
|--------------|---------|--------------------------------------|--------------------------------|------------|------------|-------|
| 08/15/98     | 01:00pm | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/15/98     | 05:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/15/98     | 08:30am | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/19/98     | 06:00pm | LAW UPDATE/ETHICS 1997-98            | LEEWARD COMMUNITY COLLEGE      | PEARL CITY | GOODE JR   | 50.00 |
| 08/20/98     | 01:00pm | BASIC RE INVESTMENT ANALYSIS         | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 08/20/98     | 05:30pm | HAWAII LANDLORD-TENANT CODE          | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 08/20/98     | 09:00am | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | CHANG      | 45.00 |
| 08/20/98     | 09:00am | ESSENTIALS OF FINANCE                | HAWAII ASSOCIATION OF REALTORS | HONOLULU   | GOODE JR   | 69.00 |
| 08/22/98     | 01:00pm | FAIR HOUSING                         | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 08/22/98     | 01:00pm | RESIDENTIAL PROPERTY MANAGEMENT      | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00 |
| 08/22/98     | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT      | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 08/22/98     | 05:30pm | HOW TO MANAGE RES. PROPERTIES        | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | RUGGLES    | 55.00 |
| 08/22/98     | 08:30am | ZONING-ISSUES, PROBLEMS              | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 08/22/98     | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 08/22/98     | 09:00am | LAW UPDATE/ETHICS 1997-98            | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00 |
| 08/22/98     | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 08/26/98     | 06:00pm | STICKS, BRICKS & STEEL               | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 08/27/98     | 01:00pm | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/27/98     | 05:00pm | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/27/98     | 08:30am | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 08/28/98     | 06:00pm | LAW UPDATE/ETHICS 1997-98            | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 08/28/98     | 09:00am | RESIDENTIAL PROPERTY MANAGEMENT      | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 08/29/98     | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 08/29/98     | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT:     | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 08/29/98     | 04:30pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 08/29/98     | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 08/29/98     | 09:00am | FAIR HOUSING                         | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 08/29/98     | 09:00am | HOMEOWNER'S TAX STRATEGIES           | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 08/29/98     | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 09/01/98     | 06:00pm | RESIDENTIAL PROPERTY MANAGEMENT      | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00 |
| 09/02/98     | 06:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00 |
| 09/03/98     | 01:00pm | REAL ESTATE TAX SHELTERS             | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 09/03/98     | 05:30pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | GOODE JR   | 45.00 |
| 09/03/98     | 06:00pm | LAW UPDATE/ETHICS 1997-98            | KAPIOLANI COMMUNITY COLLEGE    | HONOLULU   | THOMAS     | 45.00 |
| 09/03/98     | 09:00am | PITFALLS IN MANAGING RES. PROPERTIES | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 09/04/98     | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | KAILUA     | REILLY     | 49.00 |
| 09/04/98     | 04:30pm | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | KAILUA     | REILLY     | 49.00 |
| 09/04/98     | 09:00am | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | KAILUA     | REILLY     | 49.00 |
| 09/05/98     | 01:00pm | CONDO DEVELOPMENT PROCESS            | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 09/05/98     | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT      | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 09/05/98     | 08:30am | LAW UPDATE/ETHICS 1997-98            | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 09/05/98     | 08:30am | LAW UPDATE/ETHICS 1997-98            | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 09/05/98     | 12:15pm | DISCLOSURES IN HI RES. TRANSACTIONS  | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 09/08/98     | 01:00pm | LAW UPDATE/ETHICS 1997-98            | DUPLANTY SCHOOL OF REAL ESTATE | HONOLULU   | DUPLANTY   | 55.00 |
| 09/08/98     | 05:30pm | HOT SPOTS IN R.E. CONTRACTS          | DUPLANTY SCHOOL OF REAL ESTATE | KAILUA     | DUPLANTY   | 55.00 |
| 09/08/98     | 09:00am | REPRESENTING THE FOREIGN CLIENT      | DUPLANTY SCHOOL OF REAL ESTATE | KAILUA     | GARCIA     | 55.00 |
| 09/09/98     | 06:00pm | WILLS, TRUSTS & REAL ESTATE          | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 09/10/98     | 01:00pm | LAW UPDATE/ETHICS 1997-98            | EDDIE FLORES REAL ESTATE       | HONOLULU   | CHONG      | 45.00 |
| 09/10/98     | 05:30pm | HAWAII RES. LEASEHOLD ISSUES         | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 09/10/98     | 09:00am | AVOID LITIGATION                     | EDDIE FLORES REAL ESTATE       | HONOLULU   | FLORES JR  | 45.00 |
| 09/11/98     | 01:00pm | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 09/11/98     | 05:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 09/11/98     | 06:00pm | RESIDENTIAL PROPERTY MANAGEMENT      | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 09/11/98     | 08:30am | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | HONOLULU   | REILLY     | 49.00 |
| 09/11/98     | 09:00am | FAIR HOUSING                         | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 09/12/98     | 01:00pm | ZONING-ISSUES, PROBLEMS              | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| 09/12/98     | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS  | DOWER SCHOOL OF REAL ESTATE    | HONOLULU   | DOWER      | 50.00 |
| 09/12/98     | 03:45pm | RESIDENTIAL PROPERTY MANAGEMENT      | HAWAIIAN SCHOOL OF REAL ESTATE | HONOLULU   | FOULGER    | 45.00 |
| 09/12/98     | 08:30am | DISCLOSURES IN HI RES. TRANSACTIONS  | ABE LEE SEMINARS               | HONOLULU   | LEE        | 47.00 |
| <b>KAUAI</b> |         |                                      |                                |            |            |       |
| 07/30/98     | 01:00pm | FAIR HOUSING                         | LYNN W CARLSON                 | LIHUE      | CARLSON    | 39.00 |
| 07/30/98     | 06:00pm | LAW UPDATE/ETHICS 1997-98            | LYNN W CARLSON                 | LIHUE      | CARLSON    | 39.00 |
| 07/30/98     | 08:00am | BASIC RE INVESTMENT ANALYSIS         | LYNN W CARLSON                 | LIHUE      | CARLSON    | 39.00 |
| 08/06/98     | 01:30pm | STICKS, BRICKS & STEEL               | ABE LEE SEMINARS               | KAPAA      | LEE        | 50.00 |
| 08/06/98     | 09:00am | CRATS, CRUTS & FLPS                  | ABE LEE SEMINARS               | KAPAA      | LEE        | 50.00 |
| 08/20/98     | 04:00pm | LAW UPDATE/ETHICS 1997-98            | JOHN REILLY                    | LIHUE      | REILLY     | 49.00 |
| 08/20/98     | 12:00pm | LEGAL HOTLINE ISSUES                 | JOHN REILLY                    | LIHUE      | REILLY     | 49.00 |
| 09/16/98     | 09:00am | LAW UPDATE/ETHICS 1997-98            | HAWAII ASSOCIATION OF REALTORS | LIHUE      | CHONG      | 35.00 |
| 09/19/98     | 08:30am | USING HAR STANDARD FORMS             | HAWAII ASSOCIATION OF REALTORS | LIHUE      | CHONG      | 35.00 |

| DATE        | TIME    | SUBJECT                             | PROVIDER                       | CITY        | INSTRUCTOR | FEE    |
|-------------|---------|-------------------------------------|--------------------------------|-------------|------------|--------|
| 10/13/98    | 01:30pm | LISTING PROBLEM AREAS               | DUPLANTY SCHOOL OF REAL ESTATE | LIHUE       | DUPLANTY   | 45.00  |
| 10/13/98    | 09:00am | HOT SPOTS IN RE CONTRACTS           | DUPLANTY SCHOOL OF REAL ESTATE | LIHUE       | DUPLANTY   | 45.00  |
| 10/14/98    | 01:30pm | LAW UPDATE/ETHICS 1997-98           | DUPLANTY SCHOOL OF REAL ESTATE | LIHUE       | DUPLANTY   | 45.00  |
| 10/14/98    | 09:00am | RESIDENTIAL PROPERTY MANAGEMENT     | DUPLANTY SCHOOL OF REAL ESTATE | LIHUE       | DUPLANTY   | 45.00  |
| <b>MAUI</b> |         |                                     |                                |             |            |        |
| 07/28/98    | 01:00pm | FAIR HOUSING                        | LYNN W CARLSON                 | LAHAINA     | CARLSON    | 39.00  |
| 07/28/98    | 06:00pm | BASIC RE INVESTMENT ANALYSIS        | LYNN W CARLSON                 | LAHAINA     | CARLSON    | 39.00  |
| 07/28/98    | 08:00am | LAW UPDATE/ETHICS 1997-98           | LYNN W CARLSON                 | LAHAINA     | CARLSON    | 39.00  |
| 07/29/98    | 08:30am | HOT SPOTS IN RE CONTRACTS           | MAUI BOARD OF REALTORS INC     | WAILUKU     | DUPLANTY   | 45.00  |
| 07/29/98    | 12:45pm | REPRESENTING THE FOREIGN CLIENT     | MAUI BOARD OF REALTORS INC     | WAILUKU     | DUPLANTY   | 45.00  |
| 07/31/98    | 01:00pm | LAW UPDATE/ETHICS 1997-98           | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/01/98    | 01:30pm | RES. PROPERTY MGMT: LAWS & RULES    | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/01/98    | 08:30am | DISCLOSURES IN HII RES.TRANSACTIONS | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/11/98    | 01:00pm | INTRODUCTION TO BROKER MGMT         | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/12/98    | 01:30pm | FAIR HOUSING                        | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/12/98    | 08:30am | LAW UPDATE/ETHICS 1997-98           | MAUI BOARD OF REALTORS INC     | WAILUKU     | WALLS      | 45.00  |
| 08/12/98    | 08:30am | LAW UPDATE/ETHICS 1997-98           | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/21/98    | 01:00pm | DISCLOSURES IN HI RES. TRANSACTIONS | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/22/98    | 01:30pm | RES. PROPERTY MGMT: LAWS & RULES    | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/22/98    | 08:30am | LAW UPDATE/ETHICS 1997-98           | MAX SHERLEY REAL ESTATE CENTER | KAHULUI     | SHERLEY    | 45.00  |
| 08/25/98    | 08:30am | BASIC RE INVESTMENT ANALYSIS        | MAUI BOARD OF REALTORS INC     | WAILUKU     | MOORE      | 45.00  |
| 08/25/98    | 12:45pm | LAW UPDATE/ETHICS 1997-98           | MAUI BOARD OF REALTORS INC     | WAILUKU     | MOORE      | 45.00  |
| 09/01/98    | 12:45pm | LISTING PROBLEM AREAS               | MAUI BOARD OF REALTORS INC     | KIHEI       | DUPLANTY   | 45.00  |
| 09/23/98    | 08:30am | HOW TO LIST & SELL BUSINESS OPP.    | MAUI BOARD OF REALTORS INC     | WAILUKU     | FLORES JR  | 45.00  |
| 09/23/98    | 12:45pm | HOMEOWNER'S TAX STRATEGIES          | MAUI BOARD OF REALTORS INC     | WAILUKU     | FLORES JR  | 45.00  |
| <b>HILO</b> |         |                                     |                                |             |            |        |
| 07/21/98    | 01:00pm | FAIR HOUSING                        | LYNN W CARLSON                 | HILO        | CARLSON    | 39.00  |
| 07/21/98    | 06:00pm | LAW UPDATE/ETHICS 1997-98           | LYNN W CARLSON                 | HILO        | CARLSON    | 39.00  |
| 07/21/98    | 08:00am | BASIC RE INVESTMENT ANALYSIS        | LYNN W CARLSON                 | HILO        | CARLSON    | 39.00  |
| 08/27/98    | 01:00pm | DEVELOPING SMALL PROPERTIES         | ABE LEE SEMINARS               | HILO        | LEE        | 55.00  |
| 08/27/98    | 08:30am | WILLS, TRUSTS & REAL ESTATE         | ABE LEE SEMINARS               | HILO        | LEE        | 55.00  |
| 08/28/98    | 01:00pm | LAW UPDATE/ETHICS 1997-98           | ABE LEE SEMINARS               | HILO        | LEE        | 55.00  |
| 08/28/98    | 08:30am | STICKS, BRICKS & STEEL              | ABE LEE SEMINARS               | HILO        | LEE        | 55.00  |
| <b>KONA</b> |         |                                     |                                |             |            |        |
| 07/23/98    | 01:00pm | FAIR HOUSING                        | LYNN W CARLSON                 | KAILUA-KONA | CARLSON    | 39.00  |
| 07/23/98    | 06:00pm | LAW UPDATE/ETHICS 1997-98           | LYNN W CARLSON                 | KAILUA-KONA | CARLSON    | 39.00  |
| 07/23/98    | 08:00am | BASIC RE INVESTMENT ANALYSIS        | LYNN W CARLSON                 | KAILUA-KONA | CARLSON    | 39.00  |
| 07/29/98    | 01:00pm | CONDO DEVELOPMENT PROCESS           | ABE LEE SEMINARS               | KONA        | LEE        | 45.00  |
| 07/29/98    | 05:00pm | LAW UPDATE/ETHICS 1997-98           | ABE LEE SEMINARS               | KONA        | LEE        | 45.00  |
| 07/29/98    | 08:30am | WILLS, TRUSTS & REAL ESTATE         | ABE LEE SEMINARS               | KONA        | LEE        | 45.00  |
| 10/14/98    | 09:00am | GRI 401                             | HAWAII ASSOCIATION OF REALTORS | KAILUA-KONA | THOMAS     | 250.00 |

## Providers of Continuing Education

|                                |          |                                |          |
|--------------------------------|----------|--------------------------------|----------|
| ABE LEE SEMINARS               | 591-4806 | JOHN REILLY                    | 523-5030 |
| AKAHI REAL ESTATE NETWORK LLC  | 331-5300 | KAPIOLANI COMMUNITY COLLEGE    | 734-9153 |
| DOWER SCHOOL OF REAL ESTATE    | 988-5445 | LEEWARD COMMUNITY COLLEGE      | 455-0477 |
| DUPLANTY SCHOOL OF REAL ESTATE | 737-5507 | LYNN W. CARLSON                | 874-4064 |
| EDDIE FLORES REAL ESTATE       | 521-3044 | MAUI BOARD OF REALTORS INC.    | 242-6431 |
| HAWAII ASSOCIATION OF REALTORS | 737-4000 | MAX SHERLEY REAL ESTATE CENTER | 871-9714 |
| HAWAIIAN SCHOOL OF REAL ESTATE | 254-1494 | UNIVERSITY OF HAWAII AT MANOA  | 956-8244 |
| HONOLULU BOARD OF REALTORS     | 732-3000 | WINDWARD COMMUNITY COLLEGE     | 235-7433 |

# Applications for Commission Ratification

## Brokers—Sole Proprietor

Albert James Del Rio  
 Aloha Aina Realty, Kwai Chan Look dba  
 Ashok K. Kapoor  
 Bessie A. Kong  
 Bruce Butler  
 Bruce Fehring  
 Bruce Hannon  
 Carla D. Fishman, Realtor, Carla D. Fishman dba  
 Carol L. Hong  
 Charles Daitoku  
 Chet Hunt Realty, Chester Wayne Hunt dba  
 Chizuru Paulette Valenzuela  
 County Lands & Homes, Carol A. Bucauto dba  
 Craig J. Hanashiro  
 Creative Realty, Michael A. Abrams dba  
 Dave Y. Arakawa  
 David Patrick Hyland  
 DeSellem & Associates, Cindy H. DeSellem dba  
 Dianne Feeney, Realtor, Alice Dianne Jamieson-Feeney dba  
 Dianne Willoughby  
 Dorothy C. Phillips  
 Elfriede R. Fujitani  
 Emmalani Management, T. Paul Okamoto dba  
 Ernest M. Schmidt  
 Evergreen by Debra, Debra Pompadur dba  
 Felipe G. Pomar  
 Frank A. Byrnes  
 Fred Y.W. Chang  
 G. Jae Webster  
 Gordon J. Vanderford  
 HanMi Realty, Henry Stanley Maerki dba  
 Inge R. Higa  
 John P. Kirkley  
 John P. Wood  
 KO Realty, Marvin M. Ko dba  
 Lawrence A. Tsuruda  
 Les Young Realty, Leslie G.T. Young dba  
 Linda C. Fulp  
 M.M. Mosher-Cates  
 Marion H. Hamilton  
 Mary F.Y. Brock  
 Mary R. Begier  
 Melanie W.F. Jakahi  
 Melvyn Ho  
 Mildred L. Kingsley  
 Monica C. Allerstorfer  
 Nelly Pongco-Liu  
 Peter J. Haines  
 Phillip Gee  
 Robert E. Dickie  
 Robert H. Smith  
 Rory K. Keith  
 Rosalia Y. Chan  
 Rudolph Pacarro  
 Sally Batallia Realty, Basilisa B. Batallia dba  
 Search Hawaii Realty, Vernon C.A. Chong, Jr. DbA  
 Sunlin L.S. Wong  
 Terrence M. Lee  
 Thomas Wayne Bashaw  
 Tracey S. Wiltgen  
 Victor L. Redding  
 Weiss Properties, Burt K. Weiss dba

## Brokers—Corporations, Partnerships, and Limited Liability Companies

Angelo G. Pelosi, LLC, Angelo G. Pelosi, PB  
 Basic Financial Services, Inc., Gail M. Graham, PB  
 BetaWest, Ltd., Toni Cofran, PB  
 CMB Real Estate Services, LLC, Christopher M. Fujiyama, PB  
 Commercial Properties of Maui, LLC, Grant E. Howe, PB  
 G&M Investments, Inc., Josephine D. Gomez, PB  
 Grand Ownership Resorts, Ltd., Russell S. Murakami, PB  
 Harbor Court Real Estate Services LLC, G. Scott McCormack, PB  
 Hawaiiiana Commercial Management Group, LLC, Ralph S. Foulger, PB  
 Interstate Hotels Corporation, Kenneth D.H. Chong, PB  
 Kona Kar, Inc., Kenneth R. Shock, PB  
 L&N Realty, Inc., Nancy Liao, PB  
 Locations Real Estate LLC, Susan Roberts, PB  
 Mike Harismendy, Real Estate Broker, Inc., Michael A. Harismendy, PB  
 Nedra Chung Realty, Inc., Nedra M. Chung, PB  
 Okamoto Realty LLC  
 PKF Capital Group, Inc., Garrett K. Kojima, PB  
 Properties of the Pacific, LLC, Claudia Kennedy, PB  
 RE3, LLC, Real Estate Services, Michael A. Givens, PB  
 Regency Pacific Realty, Regency Pacific, Inc., dba, James R. Buckley, PB  
 STF Properties, LLC, Scott T. Fujiwara, PB  
 West Maui Resort Partners, L.P., Scott J. Allen, PB

## Branch Offices

CB Commercial Real Estate Group, Inc., Frank S. Orrell, PB; Numia B. Blackwell, BIC  
 Maryl Realty, Inc.; Kenneth C. Kjer, PB, Edward J. Rapoza, BIC  
 Pacific Horizons Properties, Linda S. Caleo dba; Linda S. Caleo, PB; Nicholas L. Caleo, BIC,  
 Prudential Locations, LLC, Susan Roberts, PB; Carol Miller Keale, BIC  
 Prudential Locations, LLC, Susan Roberts, PB; George K. Santoki, BIC  
 Prudential Locations, LLC, Susan Roberts, PB; L. Sue Murray, BIC  
 Prudential Locations, LLC, Susan Roberts, PB; Trudy I. Nishihara, BIC  
 Prudential Locations, LLC, Susan Roberts, PB; J. Robert Lighbourn, BIC  
 RE/MAX Maui LLC, Warren M. Haynes, Jr., PB, Fred W. Haywood, BIC  
 Sofos Realty Corporation, S. Steven Sofos, PB, G. Warren Freeland, BIC

## Trade Names

Central Realty, Aki Hideaki Mizushima dba  
 Equities International, Yvonne Catherine Bailey dba  
 Hansen Co., Sandra G. Hansen dba  
 HRI, Hawaiian & Relocation, Inc. dba  
 Maui Dreams Come True, James E. Troughton dba (fka Sun Spot Properties, James E. Troughton dba)  
 KBC Realty, Bruce Hannon dba  
 KMS Realty, Kamaole Management Systems, Inc. dba  
 Kohala Properties, Chela M. Waklefield dba  
 Launani Valley Homes, Towne Realty Brokerage Services, Inc.. dba  
 American Pacific Properties, Rory K. Keith dba  
 Sundance Realty, Diane M. Anderson dba

## Site Offices

Better Homes and Gardens, Savio Realty Ltd., dba, Queen Emma Gardens  
 C. Brewer Homes, Inc., Kaimana at Kehalani, Laule'a at Kehalani  
 Castle & Cooke Homes Hawaii, Inc., Havens of I'i Vistas, Mililani  
 Mauka, Unit 116B, Hoaloha Ike—Phase 1, Unit 111—Ku'ulako, Lalea at Hawaii Kai  
 Clark Realty Corporation, Bayview Estates at Keauhou  
 Coldwell Banker Island Properties, CBIP, Inc. DbA, Kamaole Heights  
 Coldwell Banker Pacific Properties, Hawaiki Tower (Nauru Phase 2), Village 2 of the Villages of Kapolei (A'eloa), Sunpoint, Na Pali Haeo, Waikiki Landmark  
 Consolidated Resorts, Inc., Maui Beach Vacation Club

# Applications for Commission Ratification

*Site Offices (continued)*

ERA Concepts Unlimited, Concepts Unlimited, Inc. dba, 1450 Young Street  
 Gamrex, Inc., Kona Vistas Subdivision  
 Gentry Realty, Ltd., The Shores at Suncrest, Alii Cove—Phases 5-10, Fiesta Sea Breeze by Gentry, Meridian, Fiesta Del Verde by Gentry  
 Harbor Court Real Estate Services LLC, Harbor Court  
 Haseko Realty, Inc., Ke Aina' Kai at Ocean Pointe  
 Hawaii Marketing Solutions, Inc., Harbor Court  
 Herbert K. Horita Realty, Inc., Royal Kunia—Site 13; Royal Kunia Phase 1—Site 12  
 Islands ML Realty, Inc., Islands at Mauna Lani  
 Kahana Falls Limited Partnership, Kahana Falls  
 Kahana Ridge Realty, Maui Pacific Realty Partners, Inc. dba, Kahana Ridge  
 Marcus & Associates, Inc., Iwalani—Village 5 of the Villages of Kapolei; Lapa'Olu, Aiea Heights; Westview Plaza, Makakilo Ridge, Royal Ridge  
 Maryl Realty, Inc., Sandalwood at Waimea  
 Maui Realty Company, Inc., Kua'aina Ridge  
 Okamoto Realty, Villas at Koele Phases I and II  
 Pahio Vacation Ownership, Inc., Pahio at Ka'Eo Kai, Hanalei Bay Resort Interval Ownership Program, Pahio at the Shearwater, Pahio at Kauai Beach Villas, Pahio at Bali Hai Villas  
 Properties Unlimited, Inc., Iwalani—Villages of Kapolei 5; Piikoi Hale; Honuakaha; The Bluffs  
 Prudential Locations, LLC, The Greens at Maui Lani, Royal Ridge, Palehua Pointe, Westhills Subdivision, Kua'aina Ridge  
 RE/MAX Maui, LLC, Nanea Subdivision  
 RE/MAX Resort Properties, Mauna Loa Village Resort, Inc., dba, Mauna Loa Interval Ownership Plan  
 Real Estate Update, Inc., 802 Punahou  
 Schuler Realty/Maui, Inc., Iao Parkside, Phases I, III, IVA, IVB, and IVC  
 Schuler Realty/Oahu, Inc., Westview at Makakilo Heights, Phase II; Pualani Subdivision, Lokelani at Ma'ili Kai, Pale Kai, Po'okela, The Classics at Waikele, KulaLei, Village on the Green Waikele, Phases 1A, 1B, and 2A, Country Club Village at Salt Lake, Buildings 4 and 5, Tropics at Waikele, Kapolei Knolls  
 SHC-Properties, Inc., Executive Centre  
 Sofos Realty Corporation, The Hawaiian Princess at Makaha Beach

The Bay Club Ownership Resort, Inc., The Bay Club at Waikoloa Beach Resort  
 The Prudential Locations, Inc., Kua'aina Ridge, The Greens at Maui Lani, Westhills Subdivision, 949 Prospect, One Archer Lane, 5231 Kuaiwi Street, Royal Ridge, Palehua Pointe  
 The Prudential West Hawaii Realty, Gibraltar Pacific Realty, Inc. dba, Kaulana at Kona  
 Towne Realty Brokerage Services, Inc., Streamside at Launani Valley, Phases I and II, The Gardens at Launani Valley, Phases I and II, The Terraces at Launani Valley, The Terraces at Launani Valley, Streamside at Launani Valley, Phase I, The Gardens at Launani Valley, Phase II  
 Vernco Properties, Inc., 802 Punahou  
 Village Realty Services, Inc., Alii Lani Townhomes, Phase 1A and 1B  
 Whaler's Realty, Inc., Kaanapali Alii, Kaanapali Golf Estates Sales Office

## Condominium Hotel Operator

Action Team Realty, Inc.  
 Aloha International Realty, Inc.  
 RE3, LLC, Real Estate Services  
 RCI Management, Inc.  
 The Prudential West Hawaii Realty, Gibraltar Pacific Realty, Inc. dba

## Condominium Managing Agent

Day-Lum Rentals & Management, Inc., Day-Lum Rentals  
 Locations Real Estate LLC  
 Marriott Hotel Services, Inc.  
 RCI Management, Inc.  
 RE3, LLC, Real Estate Services  
 Real Estate Broker, Inc., Mike Harismendy dba  
 Regency Pacific Realty, Regency Pacific, Inc. dba

## Corporation, Partnership, LLC, LLP Name

Chase 'N Rainbows Real Estate, Inc. (fka esahc, inc.)  
 G & M Investments, Inc. (fka Kuulei Properties & Investments Inc.)  
 Hawaiian Pacific Realty, Ltd. (fka HP Realty, Ltd.)  
 JC Realty Inc. (fka Janice Christofic Real Estate Inc.)  
 Kahana Ridge Realty, Inc. (fka Maui Pacific Realty Partners, Inc.)  
 Keauhou Alii Realty, Ltd. (Fka Kona Kar, Inc.)  
 Kihei Realty, LLC (fka Angelo Pelosi, LLC)  
 MacArthur & Company, Inc. (fka MacArthur Worrall & McCarter, Inc.)  
 Regency Pacific Realty, Regency Pacific, Inc. Db  
 SRH, Inc. (Fka ERA Maui Real Estate, Inc.)

**State of Hawaii  
 Real Estate Commission Bulletin  
 250 South King Street, Room 702  
 Honolulu, Hawaii 96813**

**Bulk Rate  
 U.S. Postage  
 PAID  
 Permit No. 516  
 Honolulu, Hawaii**