

## **GM768 John Love:**

### **(1) Why do you wish to be a member of the Real Estate Commission?**

As a current Commissioner, I have witnessed, first-hand, the importance of our roles as protectors of the consumer. Through our regulatory roles, the Commissioners on the Real Estate Commission must assiduously review all licensing matters that come before the Commission, set strong policy to ensure compliance by all licensees, and to push forward important educational opportunities for both our licensees and the public. I wish to continue as a member of the Real Estate Commission in furtherance of these goals.

### **(2) What do you perceive are the roles and responsibilities of a member of the Real Estate Commission?**

Among other things, we must ask tough questions of the licensees and prospective licensees that come before the Commission. It does not serve the best interests of the public or the licensee if we allow unqualified applicants to obtain real estate licenses. We must also diligently push forward educational opportunities so our licensees can keep up with the latest issues that have arisen in our industry, and to educate members of the public who could benefit from understanding, for example, how condominium associations function so that they can become more engaged in the association governance process.

### **(3) Given your understanding of the roles and responsibilities of a Real Estate Commission member, why do you believe that you are qualified for the position? Please include a brief statement of your skills, expertise and knowledge that would aid you as a member of the Board.**

I have served on the Real Estate Commission for the last four years and have gained invaluable experience on a variety of important areas that are critical to serving as a Commissioner. In addition, I have practiced real estate law for the last twelve years, and as a result, have a strong knowledge of the laws that affect the industry the Real Estate Commission regulated (including condominium formation and governance experience).

### **(4) What do you hope to accomplish during your term of service?**

To continue to actively contribute to all Commission meetings and matters.

### **(5) Name three qualities that best describe you and how these qualities will benefit the Real Estate Commission.**

Diligent, active listener, and collaborative. I am diligent about reviewing all of the materials received before each meeting so I can come prepared at each meeting to be actively engaged in the matters at hand. I actively listen to all points of view, including differing opinions of the Commissioners and Staff, to make sure I make an informed decision that benefits from all points of view. I am collaborative in my work; I believe that our work is better advanced when working well with others to incorporate all opinions. Operating on one's own, without actively including others, does not help our overall goals.

### **(6) Name a previous experience you've had that will be beneficial as a Real Estate Commission member.**

I have served on the Real Estate Commission for the last four years and have gained invaluable experience on a variety of important areas that are critical to serving as a Commissioner. In addition, I have practiced real estate law for the last twelve years, and as a result, have a strong knowledge of the laws that affect the industry the Real Estate Commission regulated (including condominium formation and governance experience). I have also served on several nonprofit boards, so I have the depth of experience of how to serve on a governing body.

**(7) Can you foresee any possible conflicts of interest that could arise during your service on the Real Estate Commission. How would you overcome conflicts of interest?**

At present, I do not foresee any conflicts of interest that would arise during my service. However, if there were potential for a conflict of interest, I would recuse myself in the abundance of caution, so there were no perception of a conflict.

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**Testimony of the Real Estate Commission**

**Before the  
Senate Committee on Commerce and Consumer Protection  
Friday April 8, 2022  
9:30 a.m.  
Conference Room 229 and Videoconference**

**On the following measure:  
G.M. 768, SUBMITTING FOR CONSIDERATION AND CONFIRMATION  
TO THE REAL ESTATE COMMISSION,  
GUBERNATORIAL NOMINEE, JOHN LOVE  
FOR A TERM TO EXPIRE 06-30-2026**

Chair Baker and Members of the Committee:

My name is Miles Ino, and I am the Executive Officer of the Real Estate Commission (Commission). The Commission supports John Love's reappointment to the Commission as a public member.

Mr. Love was initially appointed to the Commission in 2018 and has been an outstanding public member from Honolulu. Not only are we appreciative of his chairing the Condominium Review Committee, but we are also thankful for his ability to spot and raise key consumer protection issues while also assisting the Commission by interpreting complex legal problems.

Thank you for the opportunity to testify on this measure.

Grace Nihei Kido  
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April 6, 2022

[Via Email CPHTestimony@capitol.hawaii.gov](mailto:CPHTestimony@capitol.hawaii.gov)

The Honorable Rosalyn H. Baker, Chair  
The Honorable Stanley Chang, Vice Chair  
Committee on Commerce and Consumer Protection  
Hawaii State Capitol, Room 230  
415 South Beretania Street  
Honolulu, Hawaii 96813

Re: 768; Testimony in Support of the Confirmation of Gubernatorial  
Nominee, John Love to the Real Estate Commission

Dear Chair Baker, Vice Chair Chang and Members of the Committee:


I appreciate the opportunity to testify in support of the nomination of John Love for re-appointment as a Commissioner of the Real Estate Commission.

I am a former partner and current Senior Counsel of the Finance and Real Estate Department of the law firm of Cades Schutte A Limited Liability Law Partnership. Over the past approximately 12 years, it has been my privilege to know and work with Mr. Love. His legal practice focuses on Hawaii real estate law. I have known Mr. Love to be a competent attorney who conducts business in a highly professional manner. In addition, he serves on a number of our firm's committees and he relates and works well with other members of those committees.

I am confident that he will continue to be an outstanding member of the Real Estate Commission and serve the public with the highest level of integrity. He will relate well with other commissioners and will treat all with fairness. I fully support Mr. Love's nomination for re-appointment to serve on the Real Estate Commission.

Thank you for this opportunity to testify in this matter. If you have any questions, please do not hesitate to contact me.

Respectfully,



Grace Nihei Kido

**Nathan T. Okubo**  
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Direct Fax: (808) 540-5026  
E-mail: nokubo@ca-des.com

April 6, 2022

Via Email

The Honorable Rosalyn H. Baker, Chair  
The Honorable Stanley Chang, Vice Chair  
Committee on Commerce Consumer Protection, and Health  
Hawaii State Capitol, Room 230  
415 South Beretania Street  
Honolulu, Hawaii 96813

Re: GM768; Testimony in Support of the Confirmation of Gubernatorial  
Nominee, John Love to the Real Estate Commission

Dear Chair Baker, Vice Chair Chang and Members of the Committee:

I am writing to support the nomination of John Love to the Real Estate Commission. I have known Mr. Love for over twenty-four years and have been his law partner for almost twelve years. John is a first-rate attorney, extremely hard-working and dedicated to his practice, and possesses the highest of ethical standards. His extensive legal background in Hawaii's real estate law, in particular, makes him a valuable addition to the Real Estate Commission. I know he will greatly excel as a commissioner, and the Hawaii real estate community will benefit from his knowledge and experience. For these reasons I support his nomination without hesitation.

Thank you for considering my testimony. Please do not hesitate to contact me if you have any questions.

Very truly yours,



Nathan T. Okubo  
for  
CADES SCHUTTE  
A Limited Liability Law Partnership

April 6, 2022

**Lisa D. Ayabe**

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**VIA EMAIL**

The Honorable Rosalyn H. Baker, Chair  
The Honorable Stanley Chang, Vice Chair  
Committee on Commerce Consumer Protection, and Health  
Hawaii State Capitol, Room 230  
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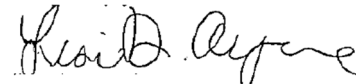
Re: GM768; Testimony in Support of the Confirmation of Gubernatorial Nominee,  
John Love to the Real Estate Commission

Dear Chair Baker, Vice Chair Chang and Members of the Committee:

I am writing to support the nomination of John Love to the Real Estate Commission. I have known Mr. Love since high school and have been practicing law with him for over a decade. Mr. Love is a talented and hard-working attorney with the highest ethical standards. He is well-regarded within our legal community and his extensive legal background in Hawaii's real estate law, makes him a valuable addition to the Real Estate Commission. For these reasons, I support his nomination without hesitation.

Thank you for considering my testimony. Please do not hesitate to contact me if you have any questions.

Very truly yours,



Lisa D. Ayabe

for

CADES SCHUTTE

A Limited Liability Law Partnership