Name of Claimant MAIKAWA, Bungoro Case 168

Custodian File 9218

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
3550.	177.50 12.50				Special $300.00 in addition						300.00 190.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	490.00

CASE NO: 168.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.,

February 20th, 1948.

IN THE MATTER OF THE CLAIM OF

BUNGORO MAIKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 168.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Vernon, B. C.,

February 20th, 1948.

IN THE MATTER OF THE CLAIM OF

BUNGORO MAIKAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

BUNGORO MAIKAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct Mr. Leckie to draw this statement with regard to the property with respect to which you are claiming and is that your signature on the statement?

A Yes.

Q Do you need an interpreter?

A Yes.

Q And are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file this statement re the real estate as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Witness, I produce to you three pictures. Can you identify those pictures?

A Those are pictures of my house.

Q And this one? A: Yes, that is my back garden.

MR. McMASTER: I ask to file those as the next exhibit, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 2).

MR. McMASTER: If I might refer to Exhibit 1, my lord, the Reporter doesn't need to take this down. (Reading). This is a corner lot, my lord, the witness just says. Your witness, Mr. Hunter. Oh, I neglected to point out one thing, my lord, that the property is situated out in that area near

Hastings Park which is a fairly populated residential area with working class people.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. For your Lordship's information I will file a copy of the appraisal of Johnson, Reeve & Watson, dated the 30th of July, 1943.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUNTER: If your Lordship will refer to Exhibit 3, I think it will be observed in the paragraph under the heading, "Condition", that the claimant is unduly sensitive when he states that the appraisal indicates there is no plumbing. There is no such inference. The appraiser merely states there is no bathroom, which is the fact. It is a straight question of valuation, my lord. No questions.

THE COMMISSIONER: That is all, Mr. Maikawa.

(Witness aside)

MR. HUNTER: I would point out the amount allowed there is the net, not the gross, on the claim.

THE COMMISSIONER: What was the gross?

MR. HUNTER: The gross was $3550.00, my lord.

MR. McMASTER: And the date of the sale, Mr. Hunter?

MR. HUNTER: August 9th, 1943.

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

46 Case No 168

DEC - 2 1947.

NOTIFIED W

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

9218 Vernon

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME MAIKAWA (Print) Surname BUNGORO Given Name (RCMP) Reg. No. 03146

(2) Pre-Evacuation Address 2690 CAMBRIDGE ST. VANCOUVER, B.C.

(3) Present Address % RICARDO RANCH, VERNON, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 2690 CAMBRIDGE ST. VANCOUVER, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
BLOCK NO. 3 LOT No. 15 and 16
(~~LOT NO. 15~~ and 16)

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5,500.00
(v) Amount at which Custodian sold property and credited your account - - $ 3,372.50
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,127.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

_____

_____

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $_____

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
VERNON, B.C.

(b) Do you require the services of an interpreter at the hearing? Yes or no yes.

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of British)
Columbia TO WIT:)

I, Bungoro Maikawa c/o Ricardo Ranch of the City
of Vernon in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Vernon)
in the Province of British Columbia)
this 19th day of November)
A.D. 1947. Lesley Thyer) A Commissioner &c.

P. Maikawa

A Notary Public in and for the Province of British Columbia

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

Bungaro Matsuda.
(Claimant's Name)

REAL ESTATE
(Other than farm)

Claim No. 1681/1 — 13004 Reg. No.

DATE 20/2/48

FILED BY Rehaster

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House premises # 2690 Cambridge St. Vancouver BC 1½ story bungalow	4 rooms, roof (+ washroom (down) 2 bed. rooms up; play room in basement	stucco on frame-concrete foundation + basement & cellar floors - divided cellar - shingle roof - lath + plaster walls in hall, dining + living room	Residence	66X138+	1934	April

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Good, well-built up residential district - 2 blocks from Hastings St. Park	For land only (bought as vacant land in 1934) - 375-00 - Got at a bargain from friend who returned to Japan	← hot water heating; sawdust burner - laundry tubs; concrete jap bath tub + toilet on main floor - fireplaces, book-cases, French doors, built in buffet - tiled wash room + sink	5000.00	

Comments re upkeep of premises:
Had the house built for me in 1934 but did not keep my bills. The cost of the erections and improvements I made are, from my memory, approximately as follows:

→ Clearing land - 200.00
House 38×27 complete with hot water heating and all fixtures rated above 4400.00
Garden laid out with lawns, shrubs, trees, rockery, clover bed, rose bushes etc - 300.00
Built & painted fence - 75.00
" garage 12×18 concrete floor stucco with concrete floor & walls 150.00
5125.00

Comments re Appraiser's report not covered above:
When I vacated these premises at evacuation in May '42 everything was in the best of condition - I kept up the premises from year to year during all necessary Repairs - There were no leaks in living & dining room when I left, nor were the walls stained or exterior paint work peeling & requiring renewal. The appraiser infers that there is no plumbing. This is wrong. My toilet is the standard flush toilet with plumbing and connected with city sewer. It is true that there is not one self-contained bathroom with toilet, basin & bath consolidated. However the house has three separately but all have outlet to sewer

Comment - I am not a real estate valuator but in the condition I left it & as I kept it up as I did I expect it would be worth at least the value estimated by the Custodian in 1943

B Matsuda
SIGNATURE

JAPANESE PROPERTY CLAIMS COMMISSION
COURT HOUSE
VANCOUVER, B.C.

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

Exhibit 2.

COPY

Exhibit-3

BIT No. 168/3

20/2/48

D BY Hunter

JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B.C.

30th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 9218

Catalogue Nos. 33 and 34
Lots 15 and 16 Block 3 Hastings Townsite
2690 Cambridge Street

We have inspected this property and beg to report as follows:-

Location — Popular residential district well built up.

Land — 66' x 138' at South west corner of Slocan Street. The two lots cannot be sold separately because the house stands on both. The land is well laid out in garden with lawns, shrubs and trees, and fenced at the back. Concrete walks.

Building. — 1½ storey frame house 33' x 24' plus projections. Concrete foundation, stucco walls, shingle roof. 2nd floor, 2 bedrooms 1st floor. 4 rooms and nook and wash room. Basement concrete floor. Hot water heating plant with sawdust burner, laundry tubs, concrete bath tub, small bedroom.

Finish — Oak floors in hall and 2 rooms. Fireplace and bookcases. French doors. Built in buffet. Tiled floor wash room. Tiled sink. No bathroom and no provision for same.

Condition — Erected 1934. General condition is good, but there have been leaks in the living-room and dining-room and walls are stained. The exterior paint-work is peeling off and needs repainting. The lack of a bathroom is a serious drawback and we estimate the cost of raising roof and building room over kitchen and installing plumbing at $700. or $800., which is allowed for in appraisal as well as cost of painting.

Garage — 12' x 18' concrete wall and floor. Stucco walls.

Rent — $30.

City Assessment — $3,935(Land $885. Buildings $3,050)

Taxes — $139.59

Appraisal - We are of the opinion that the market value of this property is $3,300.

Yours faithfully,
JOHNSON, REEVE & WATSON
per: "D.W. Reeve"

mw

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

DATE: April 9, 1948

B. I. Lawson