



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu I, Hawaii

**PRELIMINARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

ON  
WAIPIO GARDENS APARTMENTS  
Waimakua Drive, Kipapa, Waipio  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 32

**IMPORTANT — Read This Report Before Buying**

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

May 1, 1964

**SPECIAL ATTENTION**

Particular attention of prospective purchasers is directed to the following:

- (1) WAIPIO GARDENS APARTMENTS is a proposed fee simple condominium project.
- (2) The Developer has submitted a Location Map identifying the site location as to street map arrangements of the City and County of Honolulu. A Sketch Plot Plan showing the dimensions of the site has been filed. Preliminary Drawings and Outline of Specifications have also been forwarded with the Notice of Intention.
- (3) The Developer's counsel has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Incorporation; Verified Certificate Regarding Increase of Authorized Capital Stock; Reservation Agreement; Sketch Plot Plan; Preliminary Drawings (6 Sheets); Outline Specifications; Estimated Monthly Maintenance Costs Per Apartment; Estimated Reserves for Replacements and Maintenance of Common Elements Per Annum For Entire Project and a letter of March 20, 1964 giving tentative approval to the proposed consolidation and resubdivision of lots within the development by the Planning Department, City and County of Honolulu.
- (4) The Purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) enacted by the Legislature of the State of Hawaii in 1961 as Act 180. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

**NAME OF PROJECT: WAIPIO GARDENS APARTMENTS**

**DEVELOPER: MAUNAHALE DEVELOPMENT CORPORATION**  
195 S. King Street, Honolulu, Hawaii, Phone: 58212  
Mun On Chun - President - 195 S. King Street, Honolulu, Hawaii  
Clifford Yee - Vice President - 195 S. King Street, Honolulu, Hawaii  
Daniel B. T. Lau - Sec., Treas. - 195 S. King Street, Honolulu, Hawaii

**LOCATION:** Near Kipapa at the western end of Waimakua Drive in Waipio, District of Ewa, City and County of Honolulu, State of Hawaii. The property is situate close to Waihou Street, the collector street from Kamehameha Highway, the main arterial thoroughfare. The project abuts the setback lines of Kamehameha Highway and an established course of a drainage ditch. Access and egress is from Waihou Street or Waimakua Drive.

**TAX MAP KEY: FIRST DIVISION 9-5-09:2**

**DESCRIPTION:** The Developer advises that the proposed building site consists of 78,658 sq. ft. The intended construction consists of 68 two-bedroom apartments housed in 17 separate units of four apartments. The buildings will be on two levels offering a first floor plan or a second floor plan, fire proof construction with reinforced concrete structural frame, reinforced concrete roof and floor slats with concrete block bearing walls. Each apartment will have a specifically designated car stall and the two-bedroom apartments will have a total of 675.6 square feet of living space.

The Developer states that each apartment unit will be equipped with a four burner range with oven, stainless steel sink, disposal, undercounter water heater, kitchen cabinets and cupboards, plastic laminate counters.

The Notice of Intention does not speak to the subject of laundry and drying facilities.

**COMMON ELEMENTS:** The Developer states that the common elements will include the driveways, landscaped areas, concrete walkways, garbage can storage area and party walls.

**LIMITED COMMON ELEMENTS:** There are no limited common elements in the Notice of Intention as filed.

**INTEREST TO BE CONVEYED PURCHASER:** In the Developer's Specimen Reservation Agreement it is stated that each Purchaser is to receive a fee simple interest in an apartment, such apartment being identified by number. Further, that such apartment shall be comprised of a numbered apartment with appurtenant exclusive easements and an undivided pro rata interest as Tenant in Common with other holders in the limited common elements and common elements of the project all as shall be established and described in the Declaration of Horizontal Property Regime to be executed by the Developer.

The Commission notes for the public record that the Declaration of Horizontal Property Regime has not been executed by the Developer or filed with the Notice of Intention for examination by the Commission.

**ENCUMBRANCES AGAINST TITLE:** The Developer advises that the proposed land site, with other lands, is subject to a mortgage in favor of Finance Factors, Limited, to secure a loan of \$70,000.00 and a contractual obligation to advance an additional sum of \$580,000.00. The Mortgagee has agreed to release the mortgage on the proposed site plan upon substitution of mortgage securing construction loan.

**OWNERSHIP TO TITLE:** The Notice of Intention states that the fee is vested in MAUNAHALE DEVELOPMENT CORPORATION. Property is represented by Land Court Transfer Certificate of Title No. 93373 issued to the Developer.

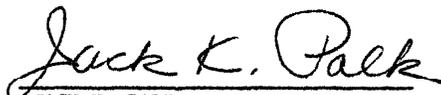
**PURCHASE MONEY HANDLING:** The specimen Reservation Agreement states that the deposit will be placed in a trust account with Finance Factors, Limited, 195 South King Street, Honolulu, Hawaii and will draw interest credit at the

rate of 4½% per annum. Further, the deposit with accrued interest will be: (i) refunded upon demand fifteen (15) days following issuance of the Final Public Report by the Commission, or September 1, 1964, whichever shall be earlier, or (ii) be credited towards the initial installment of the purchase price required to be paid pursuant to the term of the Agreement of Purchase and Sale.

Note: It is incumbent upon the purchaser that he read the document which establishes the procedures under which all moneys deposited by the buyers are handled or disbursed by the seller.

MANAGEMENT AND OPERATIONS: The Notice of Intention states that the purchaser is to assume his share of the maintenance costs upon taking occupancy. Developer is to pay monthly maintenance fees on unsold units (initial sale). No manager has been designated but it is expected that the council of co-owners will be empowered to employ such a representative.

STATUS OF PROJECT: The Developer states that construction will commence upon receipt of reservations for eight apartments or July 1, 1964, whichever is later.



JACK K. PALK  
Acting Chairman  
HAWAII REAL ESTATE COMMISSION

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION

