



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
424 SO. BERETANIA STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
VICTORIA MANSIONS  
Thurston Avenue at Victoria Street  
Honolulu, Hawaii

REGISTRATION NO. 62

**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 until

- (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.

March 25, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) VICTORIA MANSIONS is a proposed offering of a fee simple interest in fifty-six (56) condominium apartments coupled to a ninety-nine (99) year leasehold interest in the land committed to the project.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Articles of Association and By-Laws of the Developer; Trust Agreement, Master Deed; Declaration of Horizontal Property Regime; Reservation Agreement; Apartment Deed; Escrow Agreement; Lease; Statement of Program of Financing; Verified Statement of Description; Certificate of Title; By-Laws of the Association of Apartment Owners; Standard Form of Agreement Between Owner and Contractor; Performance Bond - specimen; and Final Working Drawings, Plans and Specifications.
- (3) The purchaser or prospective 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. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: VICTORIA MANSIONS

DEVELOPER: Victoria Mansion Development Corp., Penthouse, Trustco Building, 250 South King Street, Honolulu, Hawaii 96813, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, July 8, 1964. Telephone 512-071.

The officers are as follows:

Raymond K. B. Fong, President	44 Mamalahoa Pl., Honolulu, Hawaii
James K. B. Fong, Vice President	1080 Waiholo St., Honolulu, Hawaii
Charles K. K. Fong, Secretary	2324 Hoalu Place, Honolulu, Hawaii
Kenneth K. S. Fong, Treasurer	1432 Victoria St., Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Carlsmith, Carlsmith, Wichman and Case, (Attn: Mr. W. Lawrence Clapp); Penthouse, Trustco Building, 250 South King St., Honolulu, Hawaii 96813. Telephone 512-071.

TAX KEY: FIRST DIVISION 2-4-15, Parcels 5, 68, 69, 71 and 72

ZONING: Hotel-Apartment F-2 #3

DESCRIPTION: There are two proposed apartment buildings. Building "A" will occupy approximately 4,000 square feet of ground space and will be thirteen (13) stories with four two-bedroom apartments on each floor over a lower level containing a lanai, access stairs, elevator and parking stalls for eighteen (18) automobiles. Each two-bedroom apartment will contain a living room with kitchen and dining room adjoining, two bedrooms and a bathroom and will contain approximately 703 square feet, including lanai.

Building "B" will occupy approximately 2,500 square feet of ground space and will be two stories with two three-bedroom apartments on each floor over a lower level containing access stairs and parking stalls for fifteen (15) automobiles and a ground level containing access stairs and parking stalls for eight (8) automobiles. Each three-bedroom apartment will contain a living-dining room, three bedrooms, kitchen, two bathrooms and lanai and will contain approximately 1055 square feet, including lanai.

The Project will be on a site having a land area of 25,000 square feet.

The Project will contain fifty-six (56) apartments and fifty-six (56) parking stalls.

Each of the apartments in the Project will be identified by a letter referring to the building containing the apartment and a three or four digit number which will locate the apartment in the building. The first one or two digits will indicate the floor; the next will be a five or a zero and the last digit will indicate the horizontal position of the apartment with the lowest digit indicating the apartment closest to Ewa.

COMMON ELEMENTS: The common elements of the Project shall be as follows:

1. The foundations; beams; supports; concrete block and concrete retaining walls; all walls with the exception of the finished surfaces inside each apartment which inside surfaces shall be elements of the respective apartments; the beams and columns of the buildings; the stairs and stair landings of Buildings "A" and "B" and the connecting balcony of Building "A"; the elevators and elevator shafts of Building "A"; the entrances and exits to the condominium project and the apartments as follows: The vehicular entry/exit ramps to the parking area pedestrian entrance from Thurston Avenue including all concrete walks, planting areas, and gardens giving access to the various buildings, the pedestrian entrance ramps from the parking area to the central court;
2. The flat roofs; yards, gardens; swimming pool; parking areas, and the lower level of Building "B"; the garden lanais which adjoin

Building "A"; the lower parking level under Building "B" which contains fifteen (15) parking stalls; the median parking level which contains sixteen (16) parking stalls; the parking area to the rear of Building "A" which contains twenty-five (25) parking stalls;

3. Central and appurtenant installations for services including plumbing; telephone equipment; electrical installations; television antenna system; and trash enclosure; and all ducts and fans; and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The limited common elements shall be as follows:

All parking stalls designated with a number corresponding to the number of an apartment. Each such stall shall appertain to the apartment to which its number corresponds.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes including voting, profits and expenses shall be:

- a. Two and one-quarter percent (2-1/4%) for each of the four (4) three-bedroom apartments, B-251 through B-352 located in Building "B" and
- b. One and three quarters percent (1-3/4%) for each of the fifty-two (52) two-bedroom apartments, A-201 through A-1504, located in Building "A".

OWNERSHIP: The Certificate of Title, as at January 19, 1965, represents that the title to the land committed to the project is vested in Kenneth K. S. Fong, Trustee of the Victoria Mansions Trust, created by Instrument dated January 12, 1965, by Kenneth K. S. Fong, unmarried, by Deed dated January 14, 1965 and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 4936, Pages 146-149.

ENCUMBRANCES AGAINST LAND SUBMITTED TO REGIME: The Notice of Intention states that there are no encumbrances.

PURCHASE MONEY HANDLING: A specimen Escrow Agreement has been submitted between Victoria Mansion Development Corp., as "Developer" and Honolulu Savings and Loan Company, Limited, as "Escrow".

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as the retention and disbursement of the trust funds.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners gives the authority to the Board of Directors to engage the services of a Manager or Managing Agent. No such officer has been identified in the Notice of Intention.

STATUS OF PROJECT: On December 7, 1964 the Developer entered into a building contract with Richard K. W. Tom, Inc. Construction on the project began on March 15, 1965 and the anticipated completion date is on or about January 1, 1966.

  
JACK K. PALK, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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