

# 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  
SCANDIA TOWERS  
155 Paoakalani Avenue  
Honolulu, Hawaii

REGISTRATION NO. 153

### 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.

June 23, 1967

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED TO THE COMMISSION AUGUST 10, 1966 AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF JUNE 19, 1967.

1. Since the issuance of the Commission's Preliminary Report on Registration No. 153 dated October 13, 1966, the Developer has prepared and forwarded additional information to that filed in the submittal of August 10, 1966. This Final Report is made a part of the registration and is the document the Developer must give to all purchasers and prospective purchasers of apartments. It is incumbent on the Developer to secure a receipt from the prospective purchaser that he has received a copy of this Final Public Report.
2. The Developer, under date June 16, 1967, reports that the basic documents have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, was filed June 16, 1967 in Liber 5692, Page 351, in the Bureau of Conveyances, State of Hawaii.

The Registrar assigned Condominium Map No. 90 to the floor plans filed June 16, 1967 in the Bureau.

3. The Developer, pursuant to the requirements of the Commission's Declaratory Ruling No. 1, dated December 14, 1965, has submitted a verified statement of all costs involved in completing SCANDIA TOWERS and time of completion of construction. Further, the Developer has filed a copy of the executed construction contract and evidence of one hundred percent Performance and Payment Bond.
4. According to the Developer's verified statement, construction will commence at the site on or about July 1, 1967. The executed construction contract specifies that work will be completed within 320 calendar days. Completion for occupancy could be as early as June 1, 1968.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the Rules and Regulations promulgated thereunder which relate to the Horizontal Property Act.

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The purchaser or prospective purchaser should be cognizant of the fact that the published report represents information disclosed by the Developer in the required Notice of Intention submitted August 10, 1966 and additional information filed with the Commission as late as June 19, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 153 filed with the Commission on August 10, 1966.

  
YUKIO KASHIWA, Vice Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:km

Distribution:

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