

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
VICTORIA PLAZA  
1432 Victoria Street  
Honolulu, Hawaii

REGISTRATION NO. 158

### **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 22, 1967

#### SPECIAL ATTENTION

A comprehensive reading of the 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED TO THE COMMISSION OCTOBER 27, 1966 AND INFORMATION SUBSEQUENTLY SUBMITTED JUNE 12, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of December 19, 1966 on VICTORIA PLAZA, the Developer has made changes to the plan or setup as presented in the October 27, 1966 registration. The Developer's modifications are determined to be material changes to the project as first disclosed. This Final Public Report amends the December 19, 1966 document becoming a part of the registration on this Horizontal Property Act project. The Developer is responsible for placing the Preliminary Public Report (Yellow Paper Stock) and this Final Public Report (White Paper Stock) in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt that he has had the opportunity to read both reports.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Owners, and a copy of the approved floor plans) 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 in the Bureau of Conveyances, State of Hawaii, in Liber 5698, at Page 257, on June 22, 1967.

Condominium Map No. 91 has been assigned the project.

3. VICTORIA PLAZA is a proposed leasehold condominium project consisting of seventy-two apartments arranged throughout one seventeen (17) story apartment building. Eighty-nine (89) parking stalls are available on three different levels.
4. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
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 Horizontal Property Regime.

NAME OF PROJECT: VICTORIA PLAZA

DESCRIPTION: The Declaration states that the project will consist of one building to be constructed in accordance with the floor plans filed in the office of the recording officer. The building will have seventeen stories (including two basement levels) with two basement levels for parking stalls only and with fifteen stories with two two-bedroom apartments on the first floor, five two-bedroom apartments on the second through fifteenth floors, or a total of 72 apartments in all. The first floor also has a transformer pad, a lobby, access stairs, elevators, and parking stalls for 44 cars. The lower basement level contains parking stalls for 23 cars, vehicular access driveway, elevators and stairway; and the upper basement level contains parking stalls for 22 cars, vehicular access ramp, elevators and stairway.

For apartment numbering purposes, the thirteenth floor is omitted and the thirteenth through fourteenth floors are designated as the fourteenth through sixteenth floors respectively. The building is constructed of reinforced concrete floors and roof slab on reinforced concrete columns and beams and reinforced concrete bearing walls.

There shall be 72 apartments in the project which shall be designated by a three or four digit number which locates the apartment in the building. The first one or two digits indicate the floor of the building upon which it is located; the next digit will be a zero; and the last digit indicates the horizontal position of the apartment closest to Ewa or west. Example: Apartment 501 is the apartment on the fifth floor adjacent to the west staircase on the Ewa side of the building. Each apartment unit contains a living-dining room, kitchen, two bedrooms, two bathrooms and a lanai. Apartments 101 through 1601 are on the Ewa side of the building and open immediately upon the hallway leading to the elevator and west staircase, and contain approximately 1012 square feet. Apartments 102 through 1602 open immediately upon the hallway but are east of the first series of apartments and contain approximately 1012 square feet. Apartments 203 through 1603 open immediately upon the hallway, but are east of the second series of apartments and contain approximately

1012 square feet. Apartments 204 through 1604 open immediately upon the hallway and are east of the third series of apartments and contain approximately 1001 square feet. Apartments 205 through 1605 open immediately upon the hallway near the east staircase and are located on the easternmost or Waikiki side of the building and contain approximately 1012 square feet.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or surfaces of all walls, floors and ceilings, and the built-in fixtures, including ranges and garbage disposal units.

COMMON ELEMENTS: There are no changes to the common elements.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, designated limited common elements, are set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements are: (a) 72 parking stalls designated on the Condominium Map with the number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment; and (b) 17 parking stalls designated on the Condominium Map as A.1 through A.17 shall be assigned by the Developer to an apartment or apartments and after such assignment the parking stall shall be appurtenant to and for the exclusive use of such apartment in addition to the space mentioned immediately above in (a).

INTEREST TO BE CONVEYED PURCHASER: The Declaration states that 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) 1.3918% for each of the forty-eight (48) apartments, 101 through 1601, 102 through 1602, 203 through 1603, and 205 through 1605, located in the building; and (b) 1.3767% for each of the fourteen (14) apartments, 204 through 1604, located in the building.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: No change.

OWNERSHIP TO TITLE: No change.

ENCUMBRANCES AGAINST TITLE: In the December 19, 1966 Preliminary Report, notice was made that the Certificate of Title reflected a mortgage by Lizzie Fong Hing, Unmarried, in favor of Pacific Insurance Company, Limited. Under communication dated January 4, 1967 the Developer reported to the Commission the Release of Mortgage from Pacific Insurance Company, Limited, dated December 28, 1966. The release covers the mortgage made by Lizzie Fong Hing to Pacific Insurance Company recorded in Liber 4117, Page 352. The Release of Mortgage has been recorded with the Bureau of Conveyances, State of Hawaii, on December 29, 1966.

PURCHASE MONEY HANDLING: No change.

STATUS OF PROJECT: A building contract was executed with Pacific Construction Company, Limited on May 23, 1967 and a copy of the 100% Performance Bond has been filed with the Commission. Construction is to commence on or about August 15, 1967 with a completion date for occupancy in twelve months.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 27, 1966 and additional information subsequently submitted as of June 12, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 158 filed with the Commission on October 27, 1966.

*Y. Kashiwa*

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YUKIO KASHIWA, Vice Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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