REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
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SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

MAKIKI MANOR
1130 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 218

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

It was prepared as a supplement to an earlier Report dated issued by the Real Estate Commission on the above 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.

Issued: June 23, 1969
Expires: July 23, 1970

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 JULY 30, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JUNE 3, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HRS.

1. Since the issuance of the Commission's Preliminary Public Report of November 12, 1968 and the Final Public Report of March 17, 1969 on MAKIKI MANOR, Registration No. 218, the Developer reports that changes have been made in the plan or setup as presented in the July 30, 1968 notice of intention to sell.

   The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the MAKIKI MANOR registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report and the Final Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read all three reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.

3. The Commission, in its Final Public Report of March 17, 1969, noted that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

   On May 14, 1969 an Amendment of Declaration of Horizontal Property Regime, MAKIKI MANOR, was recorded at the Bureau of Conveyances, State of Hawaii, in Liber 6520, Page 65. The changes which have been made in the documents reflect the decision of the Developer to reduce the building by one floor in height and to expand the floor area of the remaining apartments. It has been represented to the Commission that the City and County of Honolulu has issued the Developer a revised building permit.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings Description, Interest To Be Conveyed Purchaser, and Status Of Project in the Preliminary Public Report and Final Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION: MAKIKI MANOR is a proposed leasehold condominium project consisting of thirty-eight (38) separately designated apartments arranged throughout a single apartment building of nineteen residential levels and a basement. There is no 1301 or 1302 dwelling units. The apartments on the nineteenth level are numbered PH-1 (makai side) and PH-2 (mauka side).

Each apartment contains approximately 1,400 square feet of area which is partitioned into a living room, a kitchen, two bedrooms, two bathrooms, and two lanais.

INTEREST TO BE CONVEYED PURCHASER: The Amendment of Declaration of Horizontal Property Regime, executed May 12, 1969 and recorded in the office of the recording officer states that the percentage undivided interest in the common elements appertaining to each apartment shall be 2.6315, referred to in the documentation as the common interest appertaining to each apartment. Each apartment's share in the common profits, its share of the common expenses and its vote shall be in proportion to its common interest.

STATUS OF PROJECT: On May 29, 1969 the Developer advised the Commission that the contractor, The Windstedt Construction Co., Inc., estimated construction to be 23 to 25 percent completed. As at the time it was represented the contractor had laid the foundations, completed the concrete work for the parking garage and had poured the first and second floor of the apartment building and had the walls for the next floor up. The Commission has recent information that the contractor is proceeding with fourth floor installation.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted July 30, 1968 and information subsequently filed as of June 3, 1969.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 218 filed with the Commission July 30, 1968.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

Jack K. Palk

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

REB:km

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June 23, 1969
Registration No. 218