

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

STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
WAIPUILANI CONDOMINIUM  
Kihei, Maui, Hawaii

REGISTRATION NO. 334

**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.

Issued: February 8, 1971  
Expires: March 8, 1972

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 JUNE 4, 1970 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 4, 1971. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. The Developer, in seeking the issuance of this Final Public Report prior to completion of the project, has complied with the requirements of Section 514-15, Hawaii Revised Statutes.
2. Since the issuance of the commission's Preliminary Public Report on Registration No. 334, dated June 23, 1970, the Developer has prepared and forwarded additional information to that filed in the June 4, 1970 submittal.

This Final Public Report is made a part of the registration on the WAIPUILANI CONDOMINIUM Project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Owners, and a copy of the approved Floor Plans) have been filed in the Office of the recording officer.

The Declaration Submitting Deeds to the Horizontal Property Regime, made December 29, 1970, with By-Laws of the Association of Apartment Owners attached, was filed in the Bureau of Conveyances, State of Hawaii, in Liber 7344, Page 186, on December 31, 1970.

The Registrar of said Bureau of Conveyances had designated Condominium Map No. 179 to the project.

5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. 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 which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, February 8, 1971, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: WAIPUILANI CONDOMINIUM

The information under all topical headings of the Preliminary Public Report dated June 23, 1970 is accurate and valid as it pertains to this condominium.

MANAGEMENT AND OPERATIONS:

No property management agent or manager has been employed or contracted with as of the date of the issuance of this Final Public Report.

STATUS OF PROJECT:

A copy of the building contract executed December 9, 1970, by and between WAIPUILANI HUI ASSOCIATES, Developer, and FUKU CONSTRUCTION, INC., as Contractor, has been submitted as part of the Registration. A 100% Performance Bond with a warranty of one year has been executed and a copy of said bond is on file with the Commission. The Developer in his verified statement gives Notice that the project will be completed 300 days from the day notice to proceed is given the Contractor. Estimated completion day will be in December, 1971.

FINANCING OF PROJECT:

The Developer advises the Commission that on January 7, 1971, Honolulu Trust Company, Limited, made a written commitment to provide construction loan at 8½% interest for 14 months, and permanent take out loans with FHA insurance for 30 years at 8% interest.

ENCUMBRANCE AGAINST TITLE:

The Developer has filed with the Commission a Title Report dated December 7, 1970 prepared by Long & Melone, Ltd. In addition to the encumbrances mentioned in Preliminary Public Report of June 23, 1970, the up-to-date Title Report shows that, Taxes are a lien on the land under search and inquiry should be made at the Local Tax Office on the Island of Maui, for any taxes that may be due or owing.

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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 June 4, 1970 and additional information subsequently filed as late as February 4, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 334 filed with the Commission on June 4, 1970.

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

  
Douglas R. Sodetani, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:  
Department of Taxation  
Bureau of Conveyances  
Planning Department, City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 334  
February 8, 1971

