

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
DIAMOND HEAD SANDS  
Kanaina Street  
Honolulu, Hawaii

REGISTRATION NO. 742

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

It was prepared as a supplement to an earlier Report dated January 15, 1975 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: February 24, 1975  
Expires: February 16, 1976

### 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 2, 1975, AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 21, 1975. THE DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of January 15, 1975, on DIAMOND HEAD SANDS, Registration No. 742, Developer reports that certain material changes have been made in the project. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) becoming

a part of DIAMOND HEAD SANDS 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 Final Public Report. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt signifying that he has had an opportunity to read both reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Supplementary Public Report.
3. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Hawaii Revised Statutes, Chapter 514, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
4. The Developer reports that the Declaration of Horizontal Property Regime and the Bylaws of the Association of Apartment Owners were filed in the Bureau of Conveyances of the State of Hawaii in Book 10334, Page 417 and the Condominium Map filed as Map No. 392; the First Amendment to Declaration of Horizontal Property Regime has been recorded in Book 10463, Page 107 and the Condominium Map has been amended by filing a revised Site Plan changing the numbers of certain parking stalls.
5. As of this date, no advertising and promotional matters have been submitted to the Commission pursuant to its rules and regulations.
6. This Supplementary Public Report automatically expires on February 15, 1976 unless a further Supplementary Public Report is issued or the Commission upon review of the registration issues an order extending the effective period of this report.

The information in the Final Public Report of January 15, 1975 under the topical headings DESCRIPTION OF PROJECT and PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED has been changed.

DESCRIPTION OF PROJECT: The project consists of two three-story buildings. Each building is principally of concrete and wood construction with gyp board and masonite siding. Floors are of wood with lightweight concrete topping and the roof is of wood. Kitchen and bathroom areas have vinyl tile floor covering. The location of the buildings on the land is shown on the Condominium Map.

There are 116 apartments in the two buildings, 20 studio apartments and 96 one-bedroom apartments. There are 13 different apartment types. Types A, A<sub>1</sub>, B, B<sub>1</sub>, C, D, E, F, K and L are one-bedroom apartments each containing four rooms including a

living room, kitchen, bathroom, bedroom, plus a lanai. Types G, H and J are studio apartments each containing three rooms including a living room/bedroom, kitchen and bathroom, plus a lanai in Types C and J. The area of each apartment type measured to the inside surfaces of perimeter walls, the area of lanais and the total are approximately as follows:

<u>Type</u>	<u>Living</u>	<u>Lanai</u>	<u>Total</u>
A	561 Sq. Ft.	151 Sq. Ft.	712 Sq. Ft.
A <sub>1</sub>	556 " "	100 " "	656 " "
B	537 " "	137 " "	674 " "
B <sub>1</sub>	524 " "	121 " "	645 " "
C	597 " "	182 " "	779 " "
D	591 " "	197 " "	788 " "
E	519 " "	153 " "	672 " "
F	538 " "	117 " "	655 " "
G	353 " "	56 " "	409 " "
H	371 " "	--- " "	371 " "
J	333 " "	94 " "	427 " "
K	483 " "	96 " "	579 " "
L	660 " "	198 " "	858 " "

There are twelve Type A apartments, four Type A<sub>1</sub>, twenty-six Type B, six Type B<sub>1</sub>, eight Type C, eight Type D, eight Type E, eight Type F, eight Type G, eight Type H, four Type J, eight Type K and eight Type L.

The building in which each apartment is located and its apartment type are listed below. The first digit of the apartment number indicates its floor.

BUILDING NO. I

<u>Apartment Number</u>	<u>Apartment Type</u>
101	A
102	B
104	J
119	J
121	B
122	A
123	A
124	B
126	J
141	J
143	B
144	A

Apartment Number

Apartment Type

201	A
202	B
203	C
204	K
205	D
206	L
207	E
208	B
209	F
210	G
211	H
212	H
213	G
214	F
215	B
216	E
217	L
218	D
219	K
220	C
221	B
222	A
223	A
224	B
225	C
226	K
227	D
228	L
229	E
230	B
231	F
232	G
233	H
234	H
235	G
236	F
237	B
238	E
239	L
240	D
241	K
242	C
243	B
244	A
301	A
302	B
303	C
304	K
305	D
306	L
307	E
308	B
309	F

<u>Apartment Number</u>	<u>Apartment Type</u>
310	G
311	H
312	H
313	G
314	F
315	B
316	E
317	L
318	D
319	K
320	C
321	B
322	A
323	A
324	B
325	C
326	K
327	D
328	L
329	E
330	B
331	F
332	G
333	H
334	H
335	G
336	F
337	B
338	E
339	L
340	D
341	K
342	C
343	B
344	A

BUILDING NO. II

<u>Apartment Number</u>	<u>Apartment Type</u>
145	B1
146	B
147	A1
148	A1
149	B
150	B1
245	B1
246	B
247	A1
248	A1
249	B
250	B1

BUILDING NO. II  
(Continue)

<u>Apartment Number</u>	<u>Apartment Type</u>
345	B1
346	B
349	B
350	B1

Each apartment has immediate access to a corridor which is part of the common elements except first floor apartments have access to a concrete walk which is part of the common elements. The first floor of Building I also contains 86 parking stalls of the project and four laundry rooms. The floors of the buildings are connected by staircases. The project also contains 30 uncovered parking stalls, storage and equipment rooms, trash enclosures, a pool and deck, landscaping and recreation area.

The apartments will contain a drop-in range, ventihood and garbage disposal and will have carpeting except in kitchens and bathrooms but will not contain a refrigerator.

The respective apartment shall not be deemed to include the undecorated or unfinished perimeter 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 include any adjacent lanai shown on said Condominium Map. Each apartment shall be deemed to include all the walls and partitions which are not loadbearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors or ceilings, the built-in fixtures and exterior doors, exterior window glass and hardware on said window glass.

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED: The percentage of undivided interest in the common elements appertaining to each type of apartment and its owner for all purposes including voting is as follows:

<u>Type</u>	<u>Percentage</u>
A	0.947
A1	0.872
B	0.896
B1	0.858
C	1.037
D	1.049
E	0.895
F	0.872
G	0.545
H	0.494
J	0.568
K	0.770
L	1.142

-----  
The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted January 2, 1975, and information subsequently filed as of February 21, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 742 filed with the Commission on January 2, 1975.

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

*Ad Han Young*  
-----  
(For) DOUGLAS R. SODEFANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Department, County of Honolulu  
Federal Housing Administration  
Escrow Agent

REGISTRATION NO. 742  
February 24, 1975