

# 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  
CHATEAU NEWTOWN I  
Kilinoe Street  
Waimalu, Ewa, Oahu, Hawaii

Registration No. 756

### **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: September 10, 1975  
Expires: October 10, 1976

#### 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 FEBRUARY 21, 1975 AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 21, 1975. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on CHATEAU NEWTOWN I, Registration No. 756 dated March 7, 1975, the Developer has forwarded additional information and documents, and requests the issuance of a Final Public Report on the Project.

2. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of CHATEAU NEWTOWN I registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The Developer is also responsible for securing a signed receipt signifying that he has had an opportunity to read both reports.

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.

The Developer reports that the basic documents (Declaration of Horizontal Property Regime; with By-Laws of the Association of Apartment Owners attached, 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 attached, was filed with the Assistant Registrar of the Land Court as Document No. 731577. Land Court Condominium Map No. 259 showing the layout, location and apartment numbers was filed with the Assistant Registrar of the Land Court.

4. Advertising and promotional matter has not as yet been submitted 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 514, Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, September 10, 1975 unless a Supplementary Public Report is issued or the Commission, upon the review of the registration, issues an order extending an effective period of this report.

The information contained under the topical headings in the Preliminary Public Report of March 7, 1975, with the exception of LOCATION, DESCRIPTION, COMMON ELEMENTS, COMMON EXPENSES, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, and STATUS OF PROJECT has not been changed.

NAME OF PROJECT: CHATEAU NEWTOWN I

LOCATION: A remnant parcel of approximately 49,651 square feet is no longer part of the land area committed to the regime. As amended, this section reads as follows:

"The approximately 163,846 square feet of land committed to the regime is situated in Waimalu, Ewa, Oahu."

DESCRIPTION: The land area committed to the regime has been reduced, and the area of each type of apartment is reflected in a whole number. As amended, the affected paragraphs of this section read as follows:

"Description. The proposed project consists of a parcel of land 163,846 square feet situated at Waimalu, Ewa, Oahu, Hawaii, with improvements to be constructed thereon consisting of nine (9) multi-family structures, together with parking facilities. Said structures are constructed principally of wood.

There will be three types of apartment spaces which have been designated for classification purposes only, as Models "A", "B" and "2". The floor area and number of rooms contained in each of said models are as follows:

Model "A": A two-story apartment unit with an area of 1200 square feet, more or less (including lanai and storage area), containing three bedrooms and two baths (one bedroom and one bath is located on the first floor while the other two bedrooms and bath are located on the second floor), a kitchen/utility room combination and a living/dining room combination.

Model "B": A two-story apartment unit with an area of 1263 square feet, more or less (including lanai and storage area) containing three bedrooms and two baths (two bedrooms and one bath are located on the first floor while the other bedroom and bath is located on the second floor), a kitchen/utility room combination and a living/dining room combination.

Model "2": A one-story apartment unit with an area of 1013 square feet, more or less (including lanai and storage area), containing two bedrooms, 1-1/2 baths, kitchen/utility room combination and living/dining room combination."

COMMON ELEMENTS: Part (c) of this section has been amended by addition of the words "drains and ditches". As amended this section reads as follows:

"A freehold estate consisting of all remaining portions of the project being described and referred to in the Declaration as "Common Elements" which definition includes, but is not limited to: (a) the land in fee simple; (b) all foundations, columns, girders, beams, supports, perimeter walls, the enclosed space between party walls, load-bearing walls, roofs, walkways, boardwalks, ducts, pumps, pipes, wires, conduits, and generally all equipment, apparatus, installations and personal property existing for common use in the buildings or located on the land; (c) all roads and other common ways, landscaping, yards, tot lots, recreational facilities, fences, refuse collection areas, mail box areas, loading zones, drains and ditches situate on the land and existing for common use; (d) community facilities and all utility installations; (e) all portions of the building not deemed to be included as an apartment space."

COMMON EXPENSES: This section is amended in its entirety to read as follows:

"Each family unit owner shall be liable for and pay a proportionate share of the common expenses. In addition, each family unit owner shall be required to pay an additional fee for the operation and maintenance of the Newtown Estates Recreational Center facility and "green-belt" areas and for any community recreation facility, if any, specifically constructed in the Chateau Newtown area. The amount of the fee for the Newtown Estates Recreational Facility shall be set by the Newtown Estates Community Association and collected through the Chateau Newtown I Apartment Owners Association. As to any fee for any recreational facilities to be built in the Chateau Newtown area, such fee shall be set by Chateau Newtown I Apartment Owners Association in conjunction with any co-owners of such facility.

Further each family unit owner shall be required to pay a fee for the operation and maintenance of a federation of horizontal property regimes when said federation is established. The federation shall consist of all horizontal property regimes to be constructed in the Newtown Estates area under the "Chateau" label. Said federation shall determine the amount of fees to be assessed and the method of said assessment."

NOTE: The project is encumbered by the Declaration of Covenants, Conditions and Restrictions for Newtown Estates, pertaining to the formation of a Newtown Estates Community Association.

OWNERSHIP OF TITLE: Land Court Letter dated August 8, 1975, prepared by Long & Melone, Ltd., and submitted to the Commission states that present fee simple ownership of the land committed to the project is vested in Venture Fifteen, Inc., a Hawaii corporation.

ENCUMBRANCES AGAINST TITLE: The Land Court Letter also reports that title to the land is subject to the following encumbrances:

1. Easement 101 (10 feet wide) for drainage purposes, as shown on Maps Nos. 31 and 36 of Land Court Application No. 950 (amended).
2. Designation of Easements 183, 184 and 185, affecting Lot 597-A, and Easement 186, over and across said Lot 597-A, as shown on Map 39, as set forth by Land Court Order No. 42481, filed July 28, 1975.
3. Master Declaration of Covenants, Conditions and Restrictions for the Newtown Estates, dated May 26, 1972, filed as Land Court Document No. 582929.
4. Mortgage to Honolulu Federal Savings and Loan dated March 18, 1975, filed in the Office of the Assistant Registrar of the Land Court as Document No. 716718 (mortgages said premises and other land).

5. Financing Statement recorded on April 10, 1975, in Bureau of Conveyances, Book 10561, Page 33.

6. Real Property taxes for the fiscal year 1975-1976. Taxes for the fiscal year 1974-1975 have been paid in full.

In addition to the above encumbrances, the Developer has provided documentation reflecting the Declaration of Horizontal Property Regime, with By-Laws attached, was filed with Assistant Registrar of the Land Court as Document No. 731577. (Project covered by Condominium Map No. 259).

STATUS OF PROJECT: Construction of the project has commenced and the estimated date of completion is October, 1975.

-----

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 February 21, 1975, and information subsequently filed as of August 21, 1975.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 756 filed with the Commission on February 21, 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 white.

*As Ken Young*  
\_\_\_\_\_  
DOUGLAS R. SODETANI, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 756

September 10, 1975