

# 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

FAIRWAY HOUSE  
Makaleka Avenue, Date Street  
and Ekela Avenue  
Honolulu, Hawaii

Registration No. 1074

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

It was prepared as a supplement to an earlier Report dated Feb. 15, 1979 and Aug. 31, 1979 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: July 25, 1980  
Expires: March 30, 1981

### 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 DECEMBER 29, 1978, AND INFORMATION SUBSEQUENTLY FILED ON JULY 22, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated February 15, 1979 and the Final Public Report of August 31, 1979, on FAIRWAY HOUSE, Condominium Registration No. 1074, the Developer reports that revisions have been made which the Developer has determined to be material to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and Final Public Report (white paper stock) becoming

a part of the FAIRWAY HOUSE Condominium 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 and Final Public Reports together with Disclosure Abstract. Requiring the buyer and prospective buyer to sign the required receipt therefor is also the responsibility of the Developer.

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.

An Amendment of Declaration of Horizontal Property Regime has been filed in the Bureau of Conveyances of the State of Hawaii in Liber 14851 at Page 751.

3. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
4. The Developer has requested and the Commission has granted an extension of the Final Public Report to expire on March 30, 1981, unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical heading DESCRIPTION in the Preliminary Public Report dated February 15, 1979 has been amended. Information disclosed in the remaining topical headings of said Preliminary and Final Public Reports have not been disturbed.

DESCRIPTION: The "A" and "J" type of apartments have had their apartment area square feet correctly computed to show a change from 621 square feet to 553 square feet and the total square feet area of said "A" and "J" apartments have been correctly computed to show a change from 689 square feet to 621 square feet. As changed, the types of apartments are as follows:

<u>TYPE</u>	<u>NUMBER OF ROOMS</u>	<u>APT AREA SQ FEET</u>	<u>LANAI AREA SQ. FEET</u>	<u>TOTAL AREA SQ FEET</u>
A and J	4 - living/dining room, kitchen, one bedroom, one bath	553	68	621
B and I	6 - living/dining room, kitchen, two bedrooms, two baths	718	71	789
C and H	6 - living/dining room, kitchen, two bedrooms, two baths	704	143	847

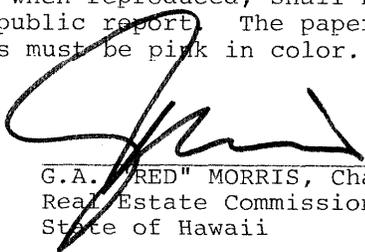
<u>TYPE</u>	<u>NUMBER OF ROOMS</u>	<u>APT AREA SQ. FEET</u>	<u>LANAI AREA SQ. FEET</u>	<u>TOTAL AREA SQ. FEET</u>
D and G	6 - living/dining room, kitchen, two bedrooms, two baths	736	71	807
E and F	6 - living/dining room, kitchen, two bedrooms, two baths	652	165	817
K and N	6 - living/dining room, kitchen, two bedrooms, two baths	1086	304	1390
L and M	6 - living/dining room, kitchen, two bedrooms, two baths	1010	304	1314

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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 December 29, 1978 and information Subsequently filed as of July 22, 1980.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1074 filed with the Commission on December 29, 1978.

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

  
 G.A. "RED" MORRIS, Chairman  
 Real Estate Commission  
 State of Hawaii

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REGISTRATION NO. 1074

July 25, 1980