

# 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

FAIRWAY GARDENS  
5210 Likini Street  
Honolulu, Oahu, Hawaii

Registration No. 1229 (CONVERSION)

### 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: May 12, 1980  
Expires: June 12, 1981

#### SPECIAL ATTENTION

A comprehensive reading of this Report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 16, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MAY 5, 1980. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS 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 on FAIRWAY GARDENS consominium, Registration No. 1229, dated March 27, 1980, the Developer has submitted additional information deemed material to the Project. This Final Public Report amends the Commission's Preliminary Public Report, becoming a part of the registration of FAIRWAY GARDENS condominium project. The Developer has the responsibility of placing a true copy of the

Final Public Report (white paper stock) together with a copy of the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy for the receipt therefor from each such person.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of the Final Public Report.
3. The Developer advises that the Declaration of the Horizontal Property Regime and attached By-Laws has been filed with the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1000625, January 28, 1980, and amended by amendment dated April 10, 1980, filed in said Office as Document No. 1067855. The Condominium Map has been filed in the Land Court as Map No. 410.
4. The Developer has advised the Commission that advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has been submitted prior to public exposure.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months from the date of issuance, May 12, 1980, unless a 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 under the topical headings in the Preliminary Public Report of March 27, 1980, has not changed with the exception of the following:

STATUS OF PROJECT: The Project is presently under renovation and Developer estimates that it will be completed and ready for occupancy May 31, 1980.

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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 January 16, 1980, and information subsequently filed as of May 5, 1980.

This is a FINAL HORIZONTAL PROPERTY REGIMES CONDOMINIUM PUBLIC REPORT which is made a part of REGISTRATION NO. 1229, filed with the Commission on January 16, 1980.

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.

  
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AH KAI YOUNG, CHAIRMAN,  
REAL ESTATE COMMISSION,  
STATE OF HAWAII

Distribution:

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Registration No. 1229  
May 12, 1980