

# 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  
KINAU VILLA  
Kinau Street and Ward Avenue  
Honolulu, Hawaii

REGISTRATION NO. 437

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

It was prepared as a supplement to an earlier Report dated April 27, 1972 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: May 7, 1973  
Expires: May 27, 1973

#### 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 MARCH 6, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 26, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated March 30, 1972 and the Final Public Report dated April 27, 1972, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

This Supplementary Public Report is made a part of the registration on Kinau Villa condominium project, and the Developer is held responsible for placing a true copy of this Supplementary Public Report

(pink paper stock) in the hands of all purchasers who had received the Preliminary and Final Public Reports and all purchasers subsequent to the date of issuance of said Preliminary and Final Public Reports. It is also the responsibility of the Developer to obtain the required receipt signifying that the purchaser has had an opportunity to read this report.

2. Purchasers are advised to acquaint themselves with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

Only certain information under the topical heading DESCRIPTION had been altered and only to the extent indicated below. Otherwise, the information given in the Preliminary and Final Public Report still applies.


NAME OF PROJECT: KINAU VILLA

DESCRIPTION: The Developer advises that the disposal listed under appliances refer only to the one-bedroom units in Building D. All units in Buildings A, B, and C do not include disposals. Wall to wall carpeting is included in each of the 76 apartments. All other information under the topical heading DESCRIPTION remains the same.

-----  
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 March 6, 1972 and information subsequently filed as of April 26, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 437 filed with the Commission on March 6, 1972.

The report when reproduced shall be a true copy of the Commission's Public Report. The paper stock must be pink in color.

  
-----  
(for) DOUGLAS R. SODEHANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

REGISTRATION NO. 437

May 7, 1973