

Testimony in Opposition to Bill 17 (2017)

Galen Fox
Zoning and Housing Committee
May 25, 2017

RECEIVED
CITY CLERK
C & C OF HONOLULU
2017 MAY 24 PM 3:48

Chair Kymberly Marcos Pine, Vice Chair Ikaika Anderson and Members:

As an owner-occupant of a unit in One Waterfront Towers, Kaka'ako, I am concerned about the unintended effect of Bill 17, which is designed to ensure the safety of people who frequent uninspected buildings and to prevent fatal disasters which could be avoided with regular building inspections. Bill 17, as currently drafted, is overly broad. It should cover publicly used facilities. But it should exclude condominiums that already perform regular inspections.

Owners care about the proper and long-term maintenance of our aging buildings and already care for the safety of our residents. Properly-maintained condominiums such as One Waterfront conduct regular inspections of our buildings as part of our reserve study for planning and funding needed maintenance projects. Our maintenance fees keep going up to cover such needed costs including regular inspections, a difficulty for owners on fixed incomes.

As members know, State law (Section 514B-148, HRS) regulates condominiums and requires a reserve study to provide information on repairs and maintenance of major components, e.g., roof, exterior painting, spall repairs, etc. The reserve study is a detailed report on the needed repairs and the proposed costs that must be set aside to do those repairs. Additionally, condo insurance carriers examine the condo and may provide a more detailed inspection in a loss control report that the condo must address to obtain coverage at reasonable premiums.

These safeguards are already in place and require no further taxing of condo owners. On behalf of the condo owners of Honolulu, particularly those in buildings three stories or higher, I ask that you amend Bill 17 to restrict its coverage to public facilities such as shopping centers, office buildings, etc., and exclude condominiums that already act to maintain the safety of their own buildings.

Mahalo.