

May 23, 2017

Subject: Testimony for the Zoning & Housing Committee
Bill 17 and Proposed CD1

Honorable Council Members:

I am a resident and owner of a unit in the Imperial Plaza on Kapiolani Blvd.

I oppose this bill in its original and proposed CD1 forms. I request that this bill be amended to **exclude condominiums which are subject to Section 514 HRS** and the state budget and reserve statute which mandates that condominiums have a 20 year schedule of when major capital improvements are to be done and set aside money for maintenance of the building. Condominiums are doing this already and we do **not** need another layer of governmental regulations costing us time and money to maintain our properties.

In addition, the insurance industry is demanding that condominiums maintain its buildings. They are watching the railings. They are reducing coverage if buildings are not properly maintained. The oversight performed by insurance companies is very compelling. Condominium boards want the best coverage they can get and they do not like price increases. When there are claims, the rates go up. When there are too many claims the insurer will refuse to renew.

Lastly, there are lawsuits that can be initiated when condominium buildings are not being properly maintained.

Based on the foregoing, I implore you to remove condominiums from this bill.

Walter K. Horikoshi
Condominium Owner
Imperial Plaza

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