

~~Speaker Registration~~/Testimony

Name Mark Luppino
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 Meeting Date 05-25-2091
 Council/PH Committee Zoning
 Agenda Item Bill 17 (2017) Building Inspections
 Your position on the matter Oppose
 Representing Self
 Organization
 Do you wish to speak at the hearing? No

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Dear Honolulu City Council,

I am writing to express concerns about the Honolulu City Council Bill 17, scheduled for consideration this week.

I appreciate that there is a need for this kind of inspection to prevent hazardous conditions from going unaddressed.

This bill, however, imposes onerous burdens on certain classes of Honolulu residents in ways that are capricious, ineffective and poorly thought out.

Written
Testimony

My own residence is an example that is similar to many, if not most, high rise condominiums in Honolulu. Our Association of Apartment Owners (AOAO) has a comprehensive maintenance program and budgets out to maintain all of the common elements of the building for the next 30 years. In addition, we have identified many components of the privately owned apartments as “high-risk components” under the State law (514B), for special attention. Our building is about 80% through a multi-year program of renovations to the building exterior. Contractors have been handling and working on every item that is covered in Bill 17. But the Bill makes no allowances for owners who have been maintaining their buildings or have recently conducted internal inspections. A close up inspection of the components described in the Bill would cost our homeowners in excess of \$100,000 just for the physical rigging to carry the engineers around the outside of the building. The professional fees would also require significant maintenance fee hikes. In our case, with the recent work done on our building, there would be no benefit from this.

The Bill does not seem to account for the realities of condo ownership. The Bill assigns responsibilities to the “building owner.” In a condominium, the building is owned by many people. In my building, there are nearly 400 owners. The AOAO is empowered to

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maintain only the common elements. I readily agree that the AOA has to inspect and maintain those components belonging to the common elements. Most of the building components that come under the inspections in this Bill are the property of the individual apartment owners. The AOA has neither the right nor the ability to act in regards to the personal property of the owners to take the corrective measures according to the timelines specified in the Bill. Since the AOA does not have the legal authority to perform the actions the Bill requires, Is the city going to take responsibility for enforcement against each individual owner in a condominium?

Please do what you can to prevent the council from passing this bill in its current form. Please have the council take the time this matter deserve to pass a bill that is realistic and effective.

Thank you for your consideration.

Sincerely,

Mark F. Luppino

Testimony
Attachment
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and 1
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