

# Constant Contact Survey Results

Survey Name: City Council Bill 17 Building Inspections

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2017 AUG 24 PM 3:44

## 1. Do you Oppose?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Highly dissatisfied	Somewhat dissatisfied	Neutral	Somewhat satisfied	Highly satisfied
	41	1	1	0	0
	95%	2%	2%	0%	0%

## 2. I am from District number (required)

	Number of Response(s)	Response Ratio
District 1 - Kimberly Marcos-Pine Portions of Ewa Villages and Ewa Beach,	4	9.3%
District 2 - Ernest Martin Mililani Mauka, Wahiawa, Mokuleia, Waialua,	0	0.0%
District 3 - Ikaika Anderson Ahuimanu, Heeia, Haiku, Kaneohe, Maunawili,	1	2.3%
District 4 - Trevor Ozawa Hawaii Kai, Kuliouou, Niu Valley, Aina Haina,	8	18.6%
District 5 - Ann Kobayashi Kaimuki, Palolo Valley, St. Louis Heights, Manoa,	15	34.8%
District 6 - Carol Fukunaga Portions of Makiki, Downtown Honolulu,	13	30.2%
District 7 - Joey Manahan Kalihi, Iwilei, Kalihi Kai, Mapunapuna, Salt Lake,	1	2.3%
District 8 - Brandon Elefante Lower Aiea, Pearlridge, Waimalu, Newtown,	0	0.0%
District 9 - Ron Menor Waikele, Village Park, Royal Kunia, Mililani Town,	1	2.3%
<b>Total</b>	<b>43</b>	<b>100%</b>
21 Comment(s)		

## 3. Name of Condo Association

42 Response(s)

**Survey Name:** City Council Bill 17 Building Inspections  
Aug 23, 2017 4:19:01 PM

**1. Do you Oppose? - Comments**

**Answer**

I am opposed to Bill 17. Please see my comments below.

I vote no

Please defer the Bill or defeat it. Thanks.

Another way for condo owners to lose out by paying big expenses.

Take condos built 5 years ago. Does it really seem necessary for structural inspection? What about a condo built 10 years ago?

It is the City Building inspectors job to do this. If need be, hire more inspectors.

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I strongly oppose this bill. It doesn't even make sense for ALL buildings.

I greatly oppose this bill mandating building inspections. I am on the board of my condo. We work very hard without pay to see to it that are home is well maintained for all our residents. We don't need a new mother or father looking over our shoulders, We are doing our jobs now and am maintains our building well.

This is totally unfair to put this burden into the owners.

Ridiculous! Why do politicians do everything in their power to cause the price of housing to increase. Then when the high price of housing is brought up they try to figure out what to do about it.

Definitely Oppose.

this work is already required by state law and city inspections are duplicate work at duplicate cost. as this was an ala moana center tragedy residential buildings should be exempt. they are private property. this should apply only to properties open to the general public.

Trevor Ozawa.... Shame on you. How dare you try to impose this on our kapuna and struggling families. What's your cut?! My building has a very competent board (on which I serve) and top priority is given to maintenance, upkeep and adequate insurance. Painting and spalling just completed. Railings inspected and updated in 2015. Condo Boards are responsible and can handle "inspections" without government (political (\$\$\$) interference. Try to remember for whom you "work".

Too costly for many owners who are elderly and/or on fixed income.

This is a ridiculous bill! We do inspections constantly and by an engineer at least once every 10 years. My building just got done with this!

Associations are mandated by law to prepare a reserve study and update it each year. Title 16, subchapter 6 states, "This subchapter implements the requirements of section 514A-83.6, HRS, that all condominium associations must follow budgets and establish statutory replacement reserves."

DEPENDING ON AGE PERHAPS MORE FREQUENTLY

The City Council is definitely overreaching. If they pass this, to be fair they should require inspection of every single family home dwelling (ridiculous).

~~They should attack problems that are more important (e.g. homeless people, drugs, defining comfort animals, etc).~~

What does question #1 mean? Is it do you oppose? Yes or No. My vote is NO!

What exactly are they inspecting?

By regulation, condo buildings already have to maintain, repair and upkeep for safety. Rather than impose a huge bill on condo owners, the City should check condos' periodic regulated reports. Intent of Bill 17 is good but should be for commercial properties that the public frequents.

It has been said that many Council Members do not understand the requirements of, and how Condos work. If this is correct, then the council should refrain from involving itself in any type of regulation, until such time they fully understand the condo system and regulations that already govern us.

I oppose.

Condo residents are aware of our aging buildings and that it will require hundreds of thousands of dollars to repair. Bill 17 requires additional cost for inspections to tell us what we already know. We need the funds --without increasing even further our maintenance fees -- to fix our buildings, not to inspect again what we know.

Those representatives who do not live in high rises should really listen to their constituents who do live in these buildings.

This Bill is not well thought out and is another example of overreacting to an incident to the detriment of a larger group who have the issue taken care of. Government overreach at its worst.

Please vote against this bill. Thank you.

Let condo owners decide. They are the stakeholders. Condo associations have immediacy to information and on-going history of their buildings to best make decisions affecting the people who live in their buildings.

### 3. Name of Condo Association - Responses

#### Answer

Waipuna  
Hokuloa Townhomes  
Discovery Bay AOA  
Main Iuan  
Regency Ala Wai  
Pokai Bay Cabanas  
Country Club Village Phase 2  
The Marco Polo Apartments  
Hale O Pumehana  
Makaha Surfside  
Waipuna AOA  
Atkinson Towers  
Capitol Place AOA  
The Palms Inc.  
Wailana at Waikiki  
Kulana Knolls AOA  
Honolulu tower  
The Palms, Inc. AOA  
AOA 909 Kapiolani  
Centre Court  
AOA Waipuna  
Honolulu Tower  
The Kalia, Inc.  
Discovery Bay Association  
University Towers  
COLONNADE  
Pae Ko Gardens  
Royal Vista  
Royal Capitol Plaza (RCP)  
AOA HONOLULU TOWER  
Imperial Plaza AOA  
AOA Royal Capitol Plaza  
Royal Capitol Plaza  
Imperial Plaza  
AOA One Waterfront Towers  
One Waterfront Towers

801 South St  
Imperial Plaza  
One Waterfront Towers  
One Waterfront Towers  
aoao 1133 Waimanu  
Queen Emma Gardens  
909 Kapiolani  
One Waterfront Towers  
Imperial Plaza  
Royal Capitol Plaza AOAO  
AOAO 1133 Waimanu St.  
Hawaiiiana  
Waihonua at Kewalo  
Imperial Plaza

#### 4. Suggestions or comments? - Responses

##### Answer

I am opposed to Bill 17. There is not necessary to have a structural engineer evaluate the exterior walls of Hawaii Condominiums every five years. Each time a building is scheduled for repainting a painting consultant is hired to evaluate the building's exterior before initiating the bidding process. The painting contractor eventually hired to repaint the building also evaluates the building's exterior for possible structural or spalling repair as well. Buildings are usually repainted every 10 years. The hiring of a structural engineer would be a costly redundancy. The cost to hire a structural engineer as well as the scaffolding set up to evaluate buildings would be cost prohibitive, especially in the older buildings. In addition to the possible pipe replacement projects and potential water sprinkler systems being discussed, the cost to hire a structural engineer would require fixed income residents to sell their condominiums because they could no longer afford to live in them.

No more government regulations without seeking real results ! Enough already !

Not a well thought out proposal! This would bankrupt Condo Associations within 10 years (2 iterations of "inspections"). What leads this, or any Council member, to believe architects, builders, and City Planning and Permitting Offices have created, or are creating condominiums due to fall down? Bottom line bluntly - this is a dumb Bill!

Nothing against inspecting but against the frequency. Every 15 or 20 years seem reasonable.

I support the legislation and the language and feel that High Rise communities should be inspecting their high-risk components at the very least every 5 years. The danger of damage and loss of life is too great to allow associations to manage this independent of regulation. If properly placed into a reserve study, a 41 story building (assuming 5 units per floor) would need a monthly reserve contribution of \$22 which is more than fair.

Too often property management companies direct business to what can be described as 'gold plated' contractors. My friend who is a structural engineer repaired the roof of his townhouse for \$400, because he knew how to do it. A contractor would charge at least \$2,500. However, the 'gold plated' contractors Associa insists on using charges \$10,000. Big time 'rip-off'.

No need to jump onto legislation and make up cookie cutter laws. Every building is different and should be evaluated as such. Fire safety is every persons concern and prevention is personal responsibility. A building can only provide tools to implement fire safety. Awareness and education is what is needed now. Put your time and effort into helping the buildings educate the people. Perhaps create and separately fund a Fire Dept task force that the buildings can make appts for them to come out and assess what would be most helpful. For example, we know that a retardant should be used in a kitchen fire, not water. What happened at Marco Polo was a tragedy. Let's work together to help prevent that from happening again - ever.

Is anyone of the committee members living in a condo?

Condos undergo yearly property checks and require high standards of operation and reserve/budget requirements and are therefore always in compliance. AOA's should be exempt from this Bill as we already provide this maintenance with each reserve study project.

I think this would drive the already high cost of living in Hawaii, even higher and is completely unfair to put this burden upon the owners.

Do single family homeowners have to do the same inspections?

This is a huge expense for homeowners to pay. AOA already have maintenance done for their association.

Councilmembers do not understand condos and need to be educated in how they differ from single family homes.

This is another strike against seniors! I feel so blessed that that my limited "fixed income" allows me to pay my condo maintenance fee, insurance(s), etc., with enough left over for an occasional lunch with friends after attending my church to which I tithe. That is the extent of my social life. Bill 17 would take this away from me. Bill 17 would result in an increase in my condo expenses which I could not afford. Simply stated, I would be denied being able to "age in place." Please do not destroy my fragile security by passing this onerous Bill 17. P.S. Trevor Ozawa, you are about to lose my vote!

Ann Kobavashi. Pls come to the rescue of our kapuna who have devoted their life and work for security in our not so golden years. I am a disabled. If the council wants to be sure condos are taking care of the exterior of their buildings then enforce laws already on the books. Enforce the reserve laws to be sure condominiums are following their reserve studies and doing exterior painting, which includes inspection of the exterior of the building to look for spalling issues, on a timely basis.

The council needs to stop adding more and more regulations on condominiums which continually increases cost for all condo owners. The council

The City Council dithers in manini matters (i.e. grocery bags). Instead if they enforce the vagrancy laws we may not have as many homeless - they consider the rights of the few over the majority.

Their job is to look out for the majority of the people - they are too concerned about the ACLU.

They need to have people in the council who have more experience than the youth who do not seem to have much practical working experience. If they ever run their own business, they would see the challenges that confront them.

This is ludicrous and just more government intrusion into private property.

Currently, we have a civil and criminal court system that can and will, hold a building owner responsible for dereliction of duty. Please refrain from knee jerk legislation. I see this bill and any other like bill a gross overstep of the council and or government, and completely unnecessary. thank you for your time and understanding

This is another "knee-jerk" legislation by lawmakers that profess to be acting to protect public safety but instead passes along a huge expense to those who don't have the means to pay for it. Having served on my condo's board of directors for about a year, I am familiar with the many safety concerns already addressed by management and board members alike. The proposed legislation will be an unnecessary burden and will not assist in the way that Councilmember Ozawa thinks.

This adds undue, and unnecessary burden and cost on all condo owners. Honolulu has already one of the highest condo fee in the nation. It doesn't provide extra safety since inspection doesn't equal to repair and addressing the problem.

Bill 17 must not be passed. Condo Associations already adhere to strict regulations and are responsible for maintaining the condition of their building and other improvements. Bill 17 will add unnecessary cost for supervision that is already being handled by the Association.

Please reconsider this legislation and do not require condo owners to shoulder additional fees and maintenance requirements that will raise our already high monthly maintenance costs. Thank you.

The council should vote NO.

Inspections should involve only commercial projects. Residential associations can manage and maintain their own inspections. Just another unnecessary government expense on the community!

Please do not pass this bill. Thank you.

Lessen governmental control, red tape and bureaucracy.

I am in the process of moving to a new building and still would be dissatisfied with this bill. It is an example of someone panicking and locking the barn door after the horse has been stolen. The railings at Ala Moana Center see much more traffic and weight on them than the railings at a condo, where people aren't lounging around all of the time.

We already have very good inspections built into the condo system. I live in a new condo with excellent care of the building. Why not make this inspection for older condos without sufficient inspections.

This proposal seems to penalize the buildings that have been very on top of maintenance as much as those that have been more negligent of maintenance. I understand you don't want people to fall over railings, like what happened at Ala Moana Shopping Center, but this bill seems to go too far.

	AOAO	District	
1	Puu Palehua	1	
2	Makaha Shores	1	
3	Ulu Wehi	1	
4	Ulu Wehi	1	
5	Makaha Beach Cabanas	1	
6	Pokai Bay Cabanas	1	
7	Malanai Iki	1	
8	Makaha Surfside	1	
9	Makakiko Gardens	1	
10	Palehua townhouse	1	
11	Palehua townhouse	1	11
12	Windward Passage	3	
13	Windward Passage	3	2
14	Tropic Gardens	4	
15	Big Surf	4	
16	Waikiki Sunset	4	
17	Mauna Luan	4	
18	Mauna Luan	4	
19	Yacht Harbor Tower	4	
20	Fairway Villa	4	
21	Hawaiian Prince Apts	4	
22	Mauna Luan	4	
23	Mauna Luan	4	
24	Mauna Luan	4	
25	ala Wai Plaza	4	
26	The Kalia	4	
27	Sunset Towers	4	
28	Sunset Towers	4	
29	Discovery Bay AOA	4	
30	Ala Moana Condo Hotel	4	
31	Tradwinds Hotel	4	
32	Tradwinds Hotel	4	
33	Waipuna	4	
34	Waipuna	4	
35	Waipuna	4	
36	Waipuna	4	
37	Waipuna	4	
38	Ala Wai Palms	4	
39	The Palms	4	
40	The Palms	4	
41	The Palms	4	
42	The Palms	4	29
43	Terrace Towers	5	
44	Wilder House	5	

	AOAO	District	
45	Luna Liho Towers	5	
46	Maile Terrace	5	
47	Hono Hale Towers	5	
48	Maile Terrace	5	6
49	Lunalilo Tower	6	
50	Honolulu Tower	6	
51	1133 Waimanu	6	
52	Lunalilo Tower	6	
53	Alii Plantation	6	
54	Capitol Place	6	
55	Craigside	6	7
56	Harbour Ridge	7	
57	The Greenwood	7	2
58	Ridgeway B1	8	
59	Hikino	8	
60	Pearl Regency	8	3
61	Fairway Village	9	1
62			61
63	The Palms		140
		Individulas	201

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10	Palehua townhouse	1	
11	Palehua townhouse	1	11
12	Windward Passage	3	
13	Windward Passage	3	2
14	Tropic Gardens	4	
15	Big Surf	4	
16	Waikiki Sunset	4	
17	Mauna Luan	4	
18	Mauna Luan	4	
19	Yacht Harbor Tower	4	
20	Fairway Villa	4	
21	Hawaiian Prince Apts	4	
22	Mauna Luan	4	
23	Mauna Luan	4	
24	Mauna Luan	4	
25	ala Wai Plaza	4	
26	The Kalia	4	
27	Sunset Towers	4	
28	Sunset Towers	4	
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31	Tradwinds Hotel	4	
32	Tradwinds Hotel	4	
33	Waipuna	4	
34	Waipuna	4	
35	Waipuna	4	
36	Waipuna	4	
37	Waipuna	4	
38	Ala Wai Palms	4	
39	The Palms	4	
40	The Palms	4	
41	The Palms	4	
42	The Palms	4	29
43	Terrace Towers	5	
44	Wilder House	5	

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46	Maile Terrace	5	
47	Hono Hale Towers	5	
48	Maile Terrace	5	6
49	Lunalilo Tower	6	
50	Honolulu Tower	6	
51	1133 Waimanu	6	
52	Lunalilo Tower	6	
53	Alii Plantation	6	
54	Capitol Place	6	
55	Craigside	6	7
56	Harbour Ridge	7	
57	The Greenwood	7	2
58	Ridgeway B1	8	
59	Hikino	8	
60	Pearl Regency	8	3
61	Fairway Village	9	1
62			61
63	The Palms		140
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