

**Testimony in Opposition to Bill 17, CD 1**  
**Galen Fox**  
**August 23, 2017**

2017 AUG 24 AM 7:35

RECEIVED  
CITY CLERK  
C & C OF HONOLULU

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

As an owner-occupant of a unit in One Waterfront Towers, Kakalako, I am concerned about the unintended effect of Bill 17, CD 1, 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. The amended CD 1 remains overly broad. While covering publicly used facilities, it should exclude all condominiums, since they 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 Honolulu condo owners in buildings still affected by CD 1, I ask that you further amend the CD to restrict its coverage to public facilities including shopping centers, office buildings, etc., and exclude condominiums that already act to maintain the safety of their own buildings.

Mahalo.