

Speaker Registration/Testimony

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 Meeting Date 08-24-2017
 Council/PH Zoning
 Committee
 Agenda Item Bill 17, CD1
 Your position Oppose
 on the matter
 Representing Self
 Organization
 Do you wish Yes
 to speak at the hearing?

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Written Testimony

I am an owner occupant at Royal Capitol Plaza, a Kaka'ako condo. We were the first condo to be built in Kaka'ako and we are therefore very concerned about the proper care and maintenance of our aging building. Our AOA and management company keeps detailed records of every aspect of the condo's use and upkeep, equipment life and replacement/ maintenance. There is a maintenance fee plan to accomplish all known improvements and repairs for the next 20 years. State law, Ch 514B, HRS, already requires condos to have reserve studies regularly conducted to provide information on the repair/maintenance of major components. Also, insurance carriers will examine a condo and safety issues must be addressed in a loss control report before a condo can get coverage at reasonable insurance premiums. The intent of Bill 17 is good but should only apply to commercial buildings and facilities that are used by the public. Residential condos of any size should be excluded. Condo owners are already paying ever increasing maintenance fees and many are retired on fixed incomes.

Testimony Attachment
 Accept Terms and Agreement 1