

**SB 2423**

**gabbard1 - Carlton**

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**From:** Ted Walkey [tedwalkey@hmcmtg.com]  
**Sent:** Tuesday, February 02, 2010 2:35 PM  
**To:** ENETestimony  
**Subject:** SB2423

DATE: Thursday, February 4, 2010  
TIME: 3:00 p.m.  
PLACE: Conference Room 225

SB 2423

RELATING TO CONDOMINIUMS.

Gives boards of directors authority to install or allow the installation of solar energy or wind energy devices on the common elements of condominiums.

ENE, CPN

HRS-514A does not need to be amended.

I support this bill for the simple reason it reduces operating costs for condominiums. Obviously solar generated electricity is cheaper and safer than other fuel sources so everyone wants it. Solar installers and businesses offer electricity at a reduced cost to the condominium if they can lease the installation area for an extended period (more than 5 years).

Currently, the condominium must get 67% of the members to approve such a lease. This is a costly and time-consuming process because the members either do not understand or don't respond to the ballots.

Giving the members' elected representatives the authority to commit to such as lease will significantly reduce maintenance fees and help to reduce Hawaii's dependence on carbon fuel sources.

Thank you for the opportunity to be heard.

**Ted Walkey PCAM®, AMS®**

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February 2, 2010

**The Honorable Mike Gabbard, Chair**  
Senate Committee on Energy & Environment  
State Capitol, Room 225  
Honolulu, Hawaii 96813

**RE: S.B. 2423 Relating to Condominiums**

**HEARING: Thursday, February 4, 2010 at 3:00 p.m.**

Aloha Chair Gabbard, Vice Chair English and Members of the Committee:

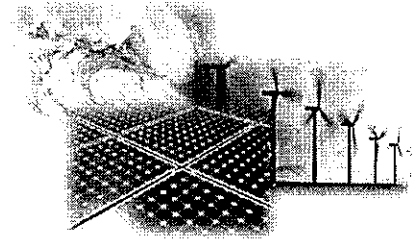
I am Myoung Oh, Government Affairs Director, here to testify on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its 8,800 members in Hawai'i. HAR **supports the intent** of S.B. 2423, which gives the Boards of Directors of an Association the authority to install or allow the installation of solar energy or wind energy devices on the common elements of condominiums.

With the rise in electricity costs and the limited options available for condominium associations to recoup energy costs, S.B. 2423 will permit condominium associations to consider innovative ways to achieve energy cost savings through solar and wind technology for the benefit of unit owners.

HAR looks forward to working with our state lawmakers in building better communities by supporting quality growth, seeking sustainable economies and housing opportunities, embracing the cultural and environmental qualities we cherish, and protecting the rights of property owners.

Mahalo for the opportunity to testify.





**SENATE COMMITTEE ON ENERGY AND ENVIRONMENT**

February 4, 2010, 3:00 P.M.

Room 225

**(Testimony is 1 page long)**

**TESTIMONY IN SUPPORT OF SB 2423**

Chair Gabbard and members of the Committee:

The Blue Planet Foundation supports Senate Bill 2423, a measure which extends to association boards of directors the right to install wind and solar energy devices on common elements of condominiums. This common sense measure will encourage further adoption of energy—and money—saving clean energy devices and move Hawai'i closer to energy independence.

Blue Planet believes Hawai'i's clean energy future will be largely decentralized and diversified, meaning our power will be generated from a variety of sources across the islands. Putting our rooftop spaces to work collecting solar energy will likely be a significant source of tomorrow's energy. The most populated parts of the state receive between 450 and 500 calories of solar radiation per square centimeter every day<sup>1</sup>. To put into perspective, an average rooftop space of 1100 square feet receives the energy equivalent of approximately 15 gallons of gasoline daily. Common areas of condominiums or other shared living structures are likely much larger and could produce substantial amounts of power—if they are put to work.

Enabling associations to install solar or wind devices or lease their common area space for such a purpose is smart clean energy policy.

Thank you for the opportunity to testify.

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<sup>1</sup> State of Hawai'i (2003). Hawaii Statewide GIS Program Solar Radiation Maps.

February 3, 2010



Mililani Town Association

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**Sen. Mike Gabbard, Chair  
Sen. J. Kalani English, Vice-Chair  
Comm. on Energy and Environment  
State Capitol  
Honolulu, HI 96813**

VIA EMAIL: [ENETestimony@Capitol.hawaii.gov](mailto:ENETestimony@Capitol.hawaii.gov)

**Re: S.B. 2423 - RELATING TO Condominiums; Solar Energy; Wind Energy  
Hearing on 02-04-10 3:00pm in conference room 225.**

**Dear Chair Gabbard, Vice-Chair English and Committee Members:**

My name is Will Kane, Vice-President of the Mililani Town Association (MTA). As you may be aware, MTA encompasses 16,000 plus units involving both single family units and townhouse projects. Additionally, MTA contains over 50 separate AOA's, condominium and townhome associations.

MTA supports this bill to give Boards of Directors authority to install or allow the installation of solar energy or wind energy devices on the common elements of condominiums. The use of renewable, clean energy is absolutely vital for the future of our islands, and this bill will allow our homeowners to start the process of reducing their energy dependence on outside imports, thereby reducing their monetary costs.

Sincerely yours,

**Will Kane  
Vice-President, Board of Directors**

**Cc: Senator Michelle Kidani  
Senator Robert Bunda  
Representative Marilyn Lee  
Representative Ryan Yamane**