

# LATE TESTIMONY

TESTIMONY REGARDING HB No. 1746  
Relating to Condominiums

Submitted By: Bonnie L. Heim, President, AOA Meridian East Condominiums  
Board of Directors.

To: The Honorable Rida T.R. Cabanilla, Chair Committee on Housing and Members:

I am the President of Meridian East Condominium AOA, Board of Directors, a seventy-seven unit building, constructed in 1966, with all water delivery jointly metered and billed to the Association.

Over the years we have come to realize that this joint method of water metering is not conservation friendly nor cost efficient, since there is no incentive for owners to conserve water or maintain their apartment plumbing fixtures and appliances to prevent leaks and resultant water waste. The individual owners have no idea how much water they or their tenants are using and/or wasting, because they never see a bill. Additionally, since the water bill is paid through the common monthly Maintenance Fee as 1/76<sup>th</sup> of the total water consumption cost, including common area cleaning, swimming pool usage and planted area irrigation costs, everyone must pay the same, regardless of the apartment size and number of bathrooms or tubs, or number of occupants....whether a single person or a family of eight.

As our water and sewage costs have steadily increased, year after year, along with our metered total usage.... for no obvious reason, we have to assume that waste is pervasive. A few years ago we decided to consider sub-metering our building's water delivery to try to address these inequities and reduce the waste. At that time we found that it was plumbing feasible, but certainly not economically feasible, for all the retrofitting needed in a building of our design and vintage. But we are learning that recent advances in methods and equipment have made sub-metering far more economical and feasible than it was in years past, so we have decided to reconsider it. We feel strongly that water conservation is everyone's responsibility. And in a building such as ours, it is only going to be successful when individual users are given the financial incentive to do so, themselves.

We strongly urge the passage of HOB 1746. We believe it will go far to assist and encourage older Condominium building owners to make the retrofits necessary to reduce water waste. Next to the air we breathe, it is our most precious resource.

Thank you for considering our testimony,

Bonnie L. Heim, President  
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Board of Directors  
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