



**Hawaii Council of Associations  
of Apartment Owners**  
**DBA: Hawaii Council of Community Associations**  
1050 Bishop Street, #366, Honolulu, Hawaii 96813



February 5, 2018

Rep. Tom Brower, Chair  
Rep. Nadine Nakamura, Vice-Chair  
House Committee on Housing

Re: Testimony in support of  
HB2118 RELATING TO CONDOMINIUMS  
Hearing: Thurs., Feb. 8, 2018, 9:30 a.m., Conf. Rm. #423

Chair Brower, Vice-Chair Nakamura and Members of the Committee:

I am Jane Sugimura, President of the Hawaii Council of Associations of Apartment Owners (HCAAO dba HCCA). This organization represents the interests of condominium and community association members.

HCCA served on the Residential Fire Safety Advisory Committee ("RFSAC") established by the Honolulu City Council after the Marco Polo fire. The purpose of the RFSAC was to recommend changes to the City ordinance(s) relating to the fire code and to suggest ways that high-rise residential buildings could be made safer for the residents and for the fire-professionals who have to enter those buildings to fight fires. One of the measures being considered is voluntary and/or mandatory installation of full or partial (i.e., only in the common areas) fire sprinklers, which pose a substantial financial challenge to associations.

One of the challenges that the Committee considered was how to assist associations pay for the installation of fire sprinklers, specifically if they wanted to borrow the funds necessary to pay for the retrofitting, which under current statutory provisions requires the consent of 50% of the ownership interest. This is particularly challenging when many owners live outside the US and whose primary language is not English. There are many high-rise buildings in Waikiki, Hawaii Kai and the Ala Moana areas in this situation. That is the reason for this bill.

This bill creates a very narrow exception for those buildings with at least 20% of their ownership living outside the US to borrow funds to install fire sprinklers without having to meet the threshold of 50% as specified in this provision.

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Accordingly, HCCA respectfully requests that you pass this bill unamended.

Thank you for the opportunity to testify on this matter.

A handwritten signature in blue ink, appearing to read "Jane Sugimura".

Jane Sugimura  
President

**HB-2118**

Submitted on: 2/6/2018 12:43:26 PM

Testimony for HSG on 2/8/2018 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Richard Emery	Associa	Support	No

Comments:

We support the testimony of the Hawaii Council of Community Associations.