

S.C.R. NO. 24

JAN 25 2012

SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-031
KUAHELANI AVENUE, NO. 242, MILILANI, HAWAII.

1
2 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
3 requires the prior approval of the Legislature by concurrent
4 resolution to sell certain state lands in fee simple; and
5

6 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
7 states that "[t]he concurrent resolution shall contain the
8 following information:

- 9 (1) The specific location and size in square feet or in
10 other precise measure of the parcels of land to be
11 sold or given;
12 (2) The appraisal value of the land to be sold or given;
13 (3) The names of all appraisers performing appraisals of
14 the land to be sold or given;
15 (4) The date of the appraisal valuation;
16 (5) The purpose for which the land is being sold or given;
17 (6) A detailed summary of any development plans for the
18 land to be sold or given; and
19 (7) A statement of whether the land is, or is not, land
20 that was classed as government or crown lands previous
21 to August 15, 1895, or was acquired by the State in
22 exchange for such lands, and a detailed explanation of
23 how the state department or agency made this
24 determination.

25 A draft of the concurrent resolution for the prior approval
26 of a sale or gift of land shall also be submitted to the office
27 of Hawaiian affairs at least three months prior to the convening
28 of a regular or special session of the legislature to allow the
29 office to determine whether the land was classed as government
30 or crown lands previous to August 15, 1895, or was acquired by
31 the State in exchange for such lands"; and
32

1 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
2 Statutes, prior to finalizing any proposal for the sale or gift
3 of lands and prior to the submission of the concurrent
4 resolution to the Legislature, an informational briefing on the
5 proposed sale or gift of lands shall be held in the community
6 where the land to be sold or given is located; and
7

8 WHEREAS, the Hawaii Housing Finance and Development
9 Corporation (the "Corporation") desires to sell the leased fee
10 interest in 95-031 Kuahelani Avenue, No. 242, Mililani, Hawaii,
11 and provides the following information pursuant to section 171-
12 64.7, Hawaii Revised Statutes:

- 13 (1) The property is an apartment unit in the Naha
14 Apartments condominium built in 1974 and is identified
15 as a 764 square foot apartment unit, TMK No. 1-9-4-5-
16 34-0109;
- 17 (2) The leased fee interest in this property was appraised
18 to have a fair market value of \$38,900;
- 19 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 20 (4) The appraisal valuation date is July 1, 2011;
- 21 (5) The primary purpose for the sale of this property is
22 to convey the leased fee interest to its current
23 leasehold owner;
- 24 (6) There is no development plan for this unit, which is a
25 residence; and
- 26 (7) As of August 15, 1895, the property was a portion of
27 Royal Patent No. 5732, Land Commission Award No. 8241
28 to Ioane Ii, and therefore private land; the
29 Corporation's predecessor agency, the Hawaii Housing
30 Authority, acquired title to the property through
31 warranty deed of Mililani Town, Inc., dated October 7,
32 1974, filed as Land Court Document No. 698788; and
33 this was determined by a search of the title records
34 by Title Guaranty of Hawaii on July 27, 2011; and
35

36 WHEREAS, the Corporation duly submitted a draft of the
37 Concurrent Resolution to the Office of Hawaiian Affairs on
38 October 3, 2011, more than three months prior to the opening
39 date of the Regular Session of 2012; and
40

41 WHEREAS, the Corporation duly conducted a public
42 informational briefing on the sale of this parcel on August 10,
43 2011, at the Mililani High School cafeteria, Mililani, Hawaii,
44 following publication of notice of the briefing in the Honolulu
45 Star-Advertiser newspaper on August 4 and 7, 2011; and

1 WHEREAS, no objection to the proposed sale was received at
2 the public informational briefing; now, therefore,
3

4 BE IT RESOLVED by the Senate of the Twenty-sixth
5 Legislature of the State of Hawaii, Regular Session of 2012, the
6 House of Representatives concurring, that the sale of the leased
7 fee interest in 95-031 Kuahelani Avenue, No. 242, Mililani,
8 Hawaii, TMK No. 1-9-4-5-34-0109, is hereby approved; and
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10 BE IT FURTHER RESOLVED that a certified copy of this
11 Concurrent Resolution be transmitted to the Executive Director
12 of the Corporation.
13

14 OFFERED BY: 
15

16 BY REQUEST
17