

Real Estate Branch

About Us

The Real Estate Branch, as part of the Professional and Vocational Licensing Division, assists the Real Estate Commission in carrying out its responsibility for the education, licensure and discipline of real estate licensees; registration of condominium projects, condominium associations, condominium managing agents, and condominium hotel operators; and intervening in court cases involving the real estate recovery fund.

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Contact Us

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Learn more about the Real Estate Branch (REB) of the Department of Commerce and Consumer Affairs

Check out the REB website www.hawaii.gov/hirec for more information and some frequently asked questions.

- What services does the REB provide to the condominium community?
- Where can I get help with association disputes?
- What laws apply to my condominium association?
- How do I get a copy of my association documents?



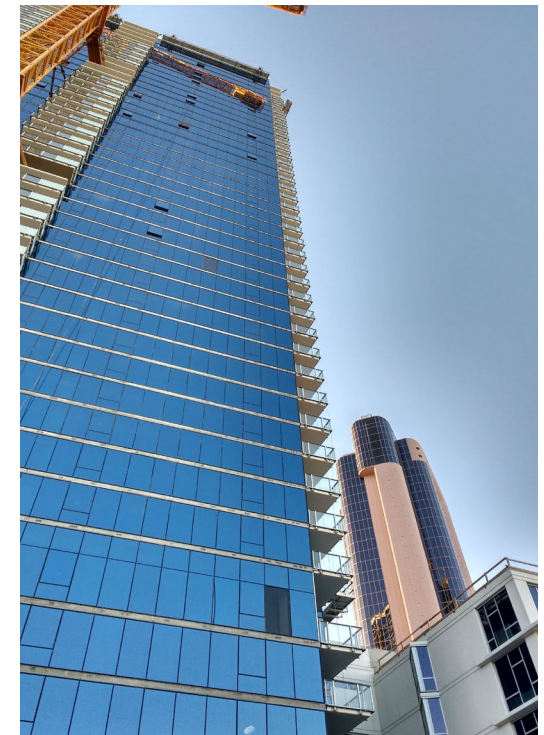
CONDOMINIUM: OWNERS WELCOME

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*Real Estate Branch
Department of Commerce and
Consumer Affairs*

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Owners Welcome

The purpose of this brochure is to provide information to owners and prospective owners about meaningful participation in community living and to foster owner involvement.

In Hawaii, the philosophy of the governance of condominiums is self-governance and minimal governmental involvement as reflected in Section VI of Hawaii Revised Statutes Chapter 514B.

In community living, one size does not fit all. Likewise, the statute provides a framework to enhance self-governance, but does not and cannot address every problem and circumstance that may arise as a result of a shared community.

Why Should I Get Involved?

For many condominium owners, their condominium is their most valuable asset. One of the ways to protect this investment is to get involved in condominium governance. In addition, condominium living involves sharing common space sometimes in close proximity. Helping to foster a supportive and safe community has its daily rewards.

How Can I Get involved?



All condominium owners are members of an association of unit owners (“AOUO”), previously known as an association of apartment owners (“AOAO”) depending upon when the condominium project was created.

Generally, at least once a year, the AOUO or AOAO will hold an association meeting. Owners should attend and participate in this annual meeting. The annual meeting typically includes board member elections and removal, proposed amendments to the declaration or bylaws, the managing agent contract, roll over of association funds, or other important actions that will affect the future of the community.

In addition to the association meeting, there are several other ways owners can be involved in their condominium community.

The owners are represented by an elected board of directors. Thus, owners should

familiarize themselves with the qualifications of prospective board members, and vote accordingly. Board members are volunteers, and the quality of board members varies widely.

Owners should also make the effort to attend board meetings and review minutes. All board meetings, other than executive sessions, are open to all members of the association by statute. These members may participate in any deliberation or discussion, other than executive sessions, unless a majority of the board votes otherwise. One practical way to avoid exclusion is by practicing civility and effective communication.

In addition, owners can participate in the governance of the condominium project by running for a place on the board or participating on board committees.

Get involved!

