

General FAQ

When were these Units made available for sale?	Units were available for sale December 4, 2004 at 12noon.
What are the requirements needs to qualify for an Affordable Housing unit?	<p style="text-align: center;"><i>Eligibility Criteria for Affordable Housing Units:</i></p> <p style="text-align: center;">(1) Must be a citizen of US or permanent resident, (2) Bonefide Full time resident of Maui County and in Hawaii State, (3) Does not own or hold, either individually or jointly with a spouse, a 50% or > interest in property situated anywhere in the US and determined by the County's Dept of Housing and Human Concerns to be suitable for residential use. (4) Is 18 year's or older (5) Has the financial ability to purchase an affordable housing unit (6) Must have all applicable housing income requirements</p>
How many units are available for Affordable Housing?	43
How close am I to the Beach?	The property sits directly across the street from the beach on South Kihei Road.
What are the directions to get to Kai Makani?	<p>Kai Makani Beach Villas is on the corner of South Kihei Road and Ohukai.</p> <p style="text-align: center;">From the South: Go North on S Kihei Rd From West: Take Kihei Exit off Piilani Hwy to S Kihei Rd. Central: Take Puunene to S Kihei Rd.</p>
How many buildings will there be?	Total - 22 residential buildings Five (5) small 6-plexes (30 units total) and the remaining are ten (10) 4-plexes.
How many units per building?	6 plexes have 6 units units per building 4 plexes have 4 units per building
What is the square footage or the units?	<p><i>Protea, Plumeria, Gardenia & Hibiscus</i> are all <u>2 bed/2 bath</u> units.</p> <p>Range from 811 to 1126 sq ft. Brkdown below: (Int + Lanai = Total) Protea 811 + 177 = 988 Plumeria 823 + 158 = 981 Gardenia 1,075 + 232 = 1,307 Hibiscus 1,126 + 184 = 1,310</p> <p><i>Orchid</i> is a <u>3 bed/2 bath</u> – 1,238 sq ft, 139 lanai, total 1,377 sq ft.</p>
What facilities are available?	Club House & Swimming Pool

What are the standard features of each unit?	Refer to Comparable Features List for details
What are the upgradeable options in each unit?	<p>See Comparable Features List for details</p> <p>In Regular Units, Upgradeable Features are as follows:</p> <ul style="list-style-type: none"> “ Refrigerator “ Washer / Dryer “ Additional ceiling fans “ Upgrade appliance “ Upgrade flooring “ Security system “ Counter top upgrade “ Large storage units “ Shower doors “ Trash compactor “ Additional phone / cable outlets <p>In Affordable Housing Units, Upgradeable Features are as follows:</p> <ul style="list-style-type: none"> “ Refrigerator “ Washer / Dryer “ Ceiling fans “ Upgrade appliance “ Upgrade flooring “ Security system “ Countertop upgrade “ Large storage units “ Shower doors “ Trash compactor “ Extra phone / cable outlets “ Central air conditioning
What is the price range of the units?	<p>Regular Units: \$495,000 – \$700,000</p> <p>Affordable Units: \$198,500 – \$373,700</p>
How large is the property at Kai Makani Beach Villas?	Approximately 10.5 Acres
Where is the physical location of the property?	Ohukai and S Kihei Rd
May I buy directly or do I need to pay a Realtor?	<p>You may buy direct. Simply call Paul Dunn, R(s) 808-283-9889 Greg Lattimer R(s) 808-344-3331 Alan Craig R(s) 808-283-9709</p>
How large are the lanais?	<i>Protea, Plumeria, Gardenia & Hibiscus</i> are all <u>2 bed/2 bath</u> units.

	<p style="text-align: right;">Protea 177 Plumeria 158 Gardenia 232 Hibiscus 184 Orchid is a <u>3 bed/2 bath</u> –139 lanai</p>
Are pets allowed?	Yes. Please see AOA Kai Makani House Rules Item 20.
What are considered allowable pets?	Please see AOA Kai Makani House Rules Item 20. No livestock, poultry, rabbits, or other animals whatsoever, including but not limited to pets as defined in HRS 141-2, 150A-5 or 150-6
Will ceiling fans be in every room of our home?	<p>Ceilings fans come standard in the living room and master bedroom. You may upgrade ceiling fans in the other bedroom(s) as an option.</p> <p style="text-align: right;">Affordable Units do <u>not</u> have ceiling fans installed. They may be pre-wired or installed as an upgrade.</p>
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If all units are sold, how can I get on the waiting list?	Register online at www.KaiMakaniBeachVillas.com
How far am I to beach access?	You are directly across the street from the beach. It takes about 50 steps from the property line to the beach line
Where do I get a copy of the Final Public Report?	A copy of the Final Public Report for Kai Makani Beach Villas is available on our Website at www.KaiMakaniBeachVillas.com
Where can I get a copy of the House Rules?	A copy of the AOA House Rules for Kai Makani Beach Villas is available on our Website at www.KaiMakaniBeachVillas.com