

Honolulu

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the Golf Course Division of the City and County of Honolulu Managing Director's Office.

"I don't think it's far-fetched," said Ron Duran, who as executive assistant to Managing Director Jeremy Harris, has been closely involved with West Loch since its inception 1 1/2 years ago. "Beach homes are now selling up to \$20 million ... and waterfront property is going for \$5-\$10 million."

March 15 is the deadline for bids and by mid-February more than 20 people had spent the \$100 necessary to buy the specs.

Who has taken the specs is unknown, although Duran and Mills believe wealthy Japanese developers — among those enduring the long wait for approvals on projects — must be interested.

"There are 40 golf courses on the drawing board and seeking permits from the government, and you have an attitude of the government that you've got enough golf courses, and all new sorts of regulations are coming into play in the Legislature as well as the City Council," Duran said. "It's going to be difficult to implement these golf courses, so, from that standpoint, it makes that \$100 million not too much money."

"When you stop to think that in Japan right now a membership costs \$1 million or more, you only need 100 members to form a golf club."

Duran said the initial interest in the lease is from "promoters who probably have contacts with foreign investors, primarily the Japanese. What is the commission on a sale of that magnitude? So the interest we're getting may only be the promoters."

Fasi told the Honolulu Advertiser: "Since I can't stop them (foreign investors), I'm going to try to realize what I can for the city."

Under the agreement Honolulu proposes, the course would be semi-public for the first two years; the operator would have to allow 150 rounds a day to residents. After two years it would become a private course and the leasee could sell memberships.

There is also the possibility of the city selling the course through an option that carries an additional price tag of just \$4 million.

Once the bids are all in on March 15, the Managing Director's Office will review them and negotiate with bidders if necessary.

The ultimate decision to accept a bid, however, lies with the City Council. Indications is that most of the councilors support the idea.

"It has not been put to vote," Duran said, but approval takes six votes from the nine-member council and "only one or possibly two have said anything negative about it."

He added: "It sounds like a real good idea. For example, assuming we sell it and end up with two more public golf courses, and in the meantime we can fix the prices that the purchaser charges for the

local people to play golf, I think it's a good deal."

Among the conditions the city expects to impose during the first two years of lease agreement are:

- Hawaii residents will be charged \$27 a round on weekdays and \$32 per round on weekends and holidays. Non-residents will pay market rates.

- A non-refundable \$2-million deposit will be required of the highest bidder.

Mills said the city could open the course on April 1. Any leasee or buyer would have to open by May 15.

Designed by Nelson & Wright

of Hawaii, the 178-acre, 18-hole course has received the award for excellence in planning by the Hawaii Chapter of the American Institute of Architects. It was designed and built to withstand the flooding in Central Oahu, and Robin Nelson and Rodney Wright consider it the most complicated and environmentally sensitive course either has worked on.

For his part, Mayor Fasi is already looking ahead to the prospects of building two more municipal courses and \$40 million or so in affordable housing.

He said their construction is "guaranteed."

Shangri-La facilities face \$7M facelift

Club Resorts Inc. of Dallas, Texas, plans a \$7-million remodeling of the golf courses, public areas and 500 guest rooms at Shangri-La, a regional conference facility and full-service golf resort the company bought in northeastern Oklahoma.

A \$1.5-million renovation plan had already been implemented by the previous owner, Resorts, Inc., a subsidiary of Tulsa, Okla.-based Fourth National Bank.

"Shangri-La is in the same restoration category that world-famous Pinehurst Hotel & Country Club fell under when we purchased it in

1984," said Allen Anderson, Club Resorts' vice president of sales and marketing.

It is the third major property purchase by Club Resorts in the last 18 months, joining Pinehurst in North Carolina and Barton Creek Conference Resort in Austin, Texas.

Anderson said the resort will remain fully operational during the renovations.

It encompasses two championship golf courses, full-service health spa, bowling, indoor and outdoor tennis and swimming and other facilities.

