

CONDOS DOMINICANOS detailed information

January 2025



Utilities

Electricity	Included in Common Fees?
Each condo has its own power meter with Edenorte, the regional supplier (no other supplier available). These are set to domestic tariff, with a sliding scale of rates that increase with increased consumption. Owners are responsible for their own account and pay EDN directly. The condominium manages the physical installations in the street and common area.	Owners are responsible for their own account and pay EDN directly. The power for the common area (pool cleaning, lighting, gate system etc.) is included in the common fees.
Solar pool pump, standby pool pump, pool filter	Common Fees
There are solar panels on the roof of the pool house which provide power to drive the pool pump directly during hours of daylight. Most days this is more than adequate to keep the pool water circulating through the filter to clean it.	Solar panels and pump maintenance is included in the common fees.
Because the pool is cleaned early in the morning when the solar pump is normally not up to full power, the standby city power pump is used for this. The standby pump is also available for cloudy or rainy days when there is not enough sunlight to drive the solar pump.	Standby pump maintenance and the electric power it consumes are included in the common fees.
The sand filter is in the pool house with full functions e.g. draining, filling, backflush etc.	Filter maintenance and replacement of sand are included in the common fees.
Backup power	Common Fees
This is provided by a generator located on the site next door, owned by Oasis in Sosua srl (OIS - current owner of all apartments) and operated by Cowork in Sosua srl (CWS - same major owner as OIS). This includes exclusive maintenance by CWS of the connections and automatic switches for the generator.	This is billed collectively to the condominium and is charged as part of the condo fees. The charge includes maintenance of the generator, the wiring and the switching devices, as well as fuel.
Gas	Common Fees
Propane gas is used for cooking and for hot water. (No city gas available). Tanks are grouped in pairs, linked by an RV device to switch from one to the other when a tank becomes empty. This avoids the gas supply running out. A pair of tanks supports each of the three water heaters (one for each building) and there are two pairs of tanks behind each building supplying apartments with gas for cooking.	Tanks, hoses, switches and external tubes are owned by the condominium and paid from the common fees, together with costs of replacing and repainting tanks. Owners are responsible for maintaining pipes or tubes inside their condominium.
Tanks are disconnected and taken to a gas filling station to refill them.	This service is included in the common fees.

CONDOS DOMINICANOS detailed information

January 2025



<p>Trash</p> <p>Trash is collected in the centre of El Batey by the City Hall (across the street behind Condos Dominicanos) six days per week early in the morning. There is a monthly fee for this, paid in their offices. Within the condominium is a trash bin, which is emptied into three larger containers on the street alongside the Oasis in Sosua site.</p>	<p>Common Fees</p> <p>The common fees include this. There is a contract between Oasis in Sosua and Condos Dominicanos covering several points of mutual benefit, including the waste handling.</p>
<p>Wi-Fi</p> <p>Claro cannot provide any optic fibre Wi-Fi in El Batey district, although it is supplied to other districts in Sosua. In order to access the more reliable, faster and cheaper fibre optic network, Cowork in Sosua has an arrangement with a Wi-Fi expert who relays bandwidth from La Mulata, a few kilometres away. This is received on a Wi-Fi tower on the Oasis in Sosua site. From there it is distributed to each apartment around the site, partly by cable, and also by local Wi-Fi. Each apartment has an antenna which receives the Wi-Fi signal and controls the maximum bandwidth available to that apartment and a router to broadcast the Wi-Fi. Maintenance and adjustments to the antenna and router are part of the monthly charge, but replacement equipment has to be paid for.</p>	<p>Common Fees</p> <p>Billed collectively to the condominium and recharged to owners in the condo fees. Owners also need to pay for antennae, routers or cabling that need to be replaced.</p>
<p>De Lancer can also supply Wi-Fi through their own cable/Wi-Fi network. In the author's view, Claro is far superior in terms of reliability and quality.</p>	<p>Owners are free to install a De Lancer modem at their own expense. The same cable supplies TV and internet. The present contract with CWS for Wi-Fi runs until April 2026.</p>
<p>Cable TV</p> <p>In Sosua, De Lancer Cable has a monopoly for TV cable. They provide a wide range of US, central and southern American channels in English, Spanish and Portuguese, also a few Canadian, plus some European channels. The condominium subscribes within the common fees to the basic package, plus the HD version of the same channels, when available. Further channels can be added through a monthly subscription by either owners or guests, but these will not be paid by the condominium.</p>	<p>Common Fees</p> <p>The condominium has a contract with De Lancer, getting a quantity discount for cable boxes – one for each studio, two for each one-bed apartment. This is recharged as part of the common fees. Further channels can be added by either owners or guests, but these will not be paid by the condominium.</p>