

## Utilities

<b>Electricity</b>	<b>Included in Common Fees?</b>
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.
<b>Solar pool pump, standby pool pump, pool filter</b>	<b>Common Fees</b>
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.
<b>Backup power</b>	<b>Common Fees</b>
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.
<b>Gas</b>	<b>Common Fees</b>
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.
<b>Trash</b>	<b>Common Fees</b>
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.	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.
<b>Wi-Fi</b>	<b>Common Fees</b>

<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>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><b>Cable TV</b></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><b>Common Fees</b></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>

## Security

Installation	Downstairs	Upstairs	Comments
There are bars on all windows and on louvred doors	Windows can be kept open for ventilation.	No risk of falling from a window	Welded bars well embedded in walls.
Secure locking mechanism on double glazed doors in #9b, #16, #17, #18	#9B has large sliding doors with secure lock	Secure locks, and screen doors to keep insects at bay	
Two locks in other apartment front doors – a push-button privacy lock and a deadlock.	Double or single louvred doors	Single panel front doors, sliding doors to balconies	Every door and window has a screen.
Locking pins on sliding balcony doors.	n/a	Simple locking mechanism to prevent intruders	
A small wall safe			Key safes. Batteries tend to drain just when you want them.
Nightwatchman on site from 8pm to 6am			Available to assist guests, deliver drinking water etc.
Electronic key tag entry system on main gate.			Each person is responsible for any visitors they allow to enter.

## What is installed inside each apartment

Staying cool, calm and entertained	Studio	1-bed	Information & Hints
Each living room and bedroom has a 12,000 BTU a/c unit	1 unit	2 units	Use "DRY" setting to stay cool more cheaply
Each living room and bedroom has a ceiling fan	1 fan	2 fans	Leave running to prevent mould
Wi-Fi antenna and router	25 mbps download, 10 mbps upload	50 mbps download, 20 mbps upload	Enough to stream films etc. to all TVs
There is double-glazing on all windows that face a street or back onto the Oasis in Sosua site, to reduce street and generator noise.	Kitchen windows, side windows	Bedroom, kitchen, landing and side windows	These tilt and turn, and some have tinted foil for privacy. Bathrooms are not double-glazed
Smart TVs, 40 inch in Junior studios ,42-43 inch elsewhere	One TV	Two TVs	With HDMI connectors for other devices
Balcony if upstairs	Balconies have a canvas roller blind for shade and privacy	Balconies have a canvas roller blind for shade and privacy	#8 has two balconies
Patio if downstairs	Sheltered wholly or partially by upstairs balconies. #14 has an additional roof over the patio.	Sheltered wholly or partially by upstairs balconies.	#4 has two terraces.
Each apartment has a table and 2 chairs on its terrace or balcony, and a drying rack			

## Fittings and furnishings

This describes key features shared by many or all apartments. See details of individual apartments for more information.

- Upstairs units have high cathedral ceilings clad in pine (#18 in Brazilian oak). Treated in 2011, and in Sept 2024 to prevent infestations
- All floors are ceramic. Durable and washable.
- All windows except bathrooms have curtains, most have curtain ties. Privacy and decoration.
- The roof consists of a wooden lining, a fire-retardant layer and steel panels coated with a rubberised coating with a grit surface. They are designed and coloured to look like Italian pantiles from a distance. This top layer was installed in 2011.
- Beds are one of:
  - King size
  - Two twins that combine to make a king size
  - Queen size
  - They are made of local oak or mahogany or painted/stained/varnished pine. See individual apartment details for more information.
- All apartments have:
  - 2 mattress protectors, 2 sets of sheets and pillowcases, 4 pillows
  - a bedcover, plus a light-weight comforter/quilt for the winter
  - 2 sets of 2x large towels and 2x hand towels and 2x bathmats
- Closets mostly have mirror doors. Alternatively, some have:
  - oak doors
  - pine doors
  - closets from IKEA
  - a hanging space without a doorSee individual apartment details for more information.
- Twelve bathrooms have walk-in showers with
  - coralina walls, a glass screen and ceramic floor
  - Other options include
    - A sliding door glass cubicle with coralina walls and floor
    - Ceramic lined walk-in or step-in showers with a curtain
    - Various combinations of coralina, ceramics and glass bricks with either a glass screen or a curtain

All stairs indoors and out have handrails and non-slip strips

## Kitchen equipment

- Each apartment has a kitchen or kitchen area with:
  - fridge-freezer, smaller in studios, larger in 1-bed apartments
  - sink and draining rack
  - granite work surface(s)
  - four-burner gas stove
    - or four burner gas hob in #8, #9A, #9B, #10B, #11B, #12B, #17
  - microwave
  - water cooler
  - coffee machine
  - toaster
  - blender
  - kettle
  - cutlery – 6 or 8 place settings
  - plates, mugs, glasses 6 or 8 place settings
  - serving dishes
  - cooking implements such as fish slice, wooden spoon etc.

Typical studio appliances



Coralina and glass shower



Canvas blind on balcony

