

# AMWAJ islander

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# Letter from the Editor

**Dear Islanders,**

Firstly, we would like to wish everyone an Eid Al Adha Mubarak! May all your blessings fill your lives with happiness and success always. Of course Eid is a time of celebration with loved ones, however let us not forget, for your safety and the safety of those around you from COVID-19, that social distancing and other preventative measures such as limited Eid gatherings, transferring of Eidiyas electronically, avoiding gatherings in large groups or visiting of relatives, are still adhered to. Slowly but surely, we are seeing improvements around us, however precautions will need to continue to be maintained as we all try to resume 'normal' life.

From this month, you will start to see a dedicated page to the Amwaj Islands Central Owners Association (AIA), where updates and important information will be listed to help keep all of you, our valued residents, up-to-date, and in the loop. We have also started an AIA Instagram page, and would love for you to follow us - @amwajassociation.

Also, we would really appreciate it if you could take two minutes out of your busy schedules to

answer a very short questionnaire, which is linked on Page 5. If you have any problems with the link, the questionnaire can also be found on our bio on Instagram @amwajassociation / @amwaj\_islands, and on our website [www.amwaj.bh](http://www.amwaj.bh).

We are working hard to ensure you are kept abreast of all information relating to Amwaj Islands, and the questionnaire will be extremely beneficial in helping us to do so. We would love to hear any feedback from you regarding changes you want to see, suggestions, improvements, and so forth; please email us on [homewoners@amwaj.bh](mailto:homewoners@amwaj.bh).

Lastly, as always, if you happen to experience symptoms of COVID-19, please call 444 or visit [www.moh.gov.bh](http://www.moh.gov.bh)

Have a wonderful summer Islanders.

We dream, we hope, we pray for better days.

Sincerely,  
**The Amwaj Team**



# 60 seconds with...

**MOHAMED MADAN**  
CEO of Nuetel



**When did you join Nuetel? What was your work experience prior to joining?** I joined Nuetel as the CEO in December 2019. I have 35 years of experience in local and regional telecoms industry, serving leading companies in Bahrain, Jordan and Saudi Arabia in managerial and executive leading positions.

**What differentiates Nuetel from other telecommunication companies?** Nuetel is a national triple play telecommunications operator in Bahrain with regional infrastructure and alliances. The company is honored to have built the Kingdom's first advanced triple play services over a fiber optic Next Generation Network infrastructure to serve the smart city of Amwaj Islands.

Nuetel strives to be one of the Kingdoms most advanced telecommunications service providers, in terms of having the capability to deliver an end-to-end service tailored based on the requirements and needs of businesses and individuals.

**What changes have taken place at Nuetel, or will be taking place?** To serve our customers better and

faster, Nuetel has developed and started implementing a strategic expansion plan to revamp the current network with a full Next Generation Network (NGN). The target proposition gradually covers all infrastructure layers with its main parts specified for the Access, Core Network and Application layers including BSS/OSS systems.

The expansion venture shall enable the company to introduce value added services with state-of-the-art technological solutions, which will contribute in meeting the rapidly changing customer requirements. In addition, establishing a capable and reliable networking infrastructure to reach prospective residential and corporate customers across the Kingdom of Bahrain, which will contribute in the growth of the Kingdom's national economy, is something we aim to do.

Nuetel Communications shall implement a dynamic competitive strategy that utilizes the implementation of advanced telecommunications technology and networking infrastructure to lower the operational cost for delivering services to customers, which will enable Nuetel to introduce an innovative set of residential and corporate packages with competitive pricing schemes to attract customers.

Nuetel sets out to become a value added telecommunications service provider in its industry that exploits all sources of cost advantage to offer prices at or near the industry average. Furthermore, the company seeks to be unique in its industry

along some dimensions that are widely valued by customers.

The company shall focus on one, or more, sets of services that customers perceive as important, which include Internet data packages, DR, BCP and IPTV services. Nuetel aims to uniquely position itself to meet those needs, which are rewarded for its uniqueness with premium prices that will result in high profit yields.

Moreover, Nuetel seeks to establish a long-term valuable partnership agreement with partners through re-selling and revenue sharing concept agreements that aim to provide mutual benefit for all parties.

## **Are any new services being added?**

We believe that the core company competitive advantage comes from the ability to deliver innovative services and state-of-the-art technological solutions that meet the customers' needs. The company is proud to be the first in Bahrain to combine the extensive use of IP for the integrated deployment and management of voice, data and video over fiber and copper networks.

Nuetel's revamp project shall enable us to introduce new services that are not available currently, which will contribute in strengthening the company's market position. We plan to facilitate the following in the short-term:

- Higher bandwidth packages: lucrative internet data packages for customers in terms of both capacity and speed will be introduced.
- Application based packages: Nuetel shall offer special and customized application-based packages for customers for social media and video sharing websites/ applications.
- The company will offer targeted time-based packages for customers,



which will include special time bounded offers for subscribers - free data extras and unlimited usage capacity for subscribers.

- Gaming packages offers: customized internet data packages for gamers, which will have better connection and speed for online gaming e.g. (Counter Strike and League of Legends) gaming websites.
- An integrated account billing portal: BSS/OSS solution that offer latest functionalities to ensure telecoms network capacity optimization, service quality, real time service delivery and customer support.
- The venture will enable the company to enter into international and regional datacom business.
- Nuetel plan to enter into international and regional datacom business.
- Nuetel is currently working with partners to introduce cloud-based services.
- Nuetel is currently working with partners to introduce Internet of Things (IoT) based services.
- Nuetel is currently working with partners to introduce SD-WAN

based services.

- New Customers from Amwaj taking Comprehensive Policies will get a Limited period surprise gift

**Does Nuetel only cater to Amwaj Islands, or has it expanded?** Nuetel started and focused on Amwaj Islands, but in fact provides services to almost everywhere in Bahrain. For outside Amwaj, the focus at the beginning was on the corporate and business sector, but with the introduction of Bnet, we are now racing against time to offer our services throughout the whole of the Kingdom.

**What can Amwaj residents expect to see taking place at Nuetel? Do Amwaj residents receive any special offers?**

We shall remain loyal to our customers in Amwaj due to the fact that Nuetel still exists because of them. Their satisfaction is our aim. Nuetel will spare no efforts to remain their first choice in terms of service, quality, and cost. We plan shortly to come up with promotional packages hoping it will receive the satisfaction of loyal customers. Loyalty programs will be introduced as a way of showing our appreciation to our Amwaj clientele.

**Anything else you want to add about Nuetel?** We have played an important role and effectively participated in establishing Amwaj Islands as the Kingdom's smart city icon and showcasing our set services and facilities. We strive to be a pioneer in providing smart communication services and innovative technological solutions in our pursuit to promote Bahrain as a smart community.

**Our Values remain:**

• **CARE**

We are loyal to and we care about our society; our customers; our staff and our shareholders.... all with a sense of urgency.

• **EMPOWERMENT**

We motivate; we engage; we share; we encourage; we work together... all with fun.

• **INNOVATION**

We think differently; we are flexible, creative and efficient...all whilst keeping an eye on the future.

• **PASSION**

We are simple yet inspired; committed; honest; proactive; confident...all with the utmost integrity.



# Central Owners Association Updates

## A. General

Amwaj Islands, the pioneers in water-side living, is a private development developed by renowned master developers, Ossis Property Developers BSC. Reclamation commenced in the year 2000, and by 2014, the government of Bahrain, and its Cabinet, declared Amwaj Islands 'a gated and closed private development.'

As a gated development, owners have joint ownership of the common and general areas which comprise Amwaj Islands, therefore joint cooperation in the maintenance and upkeep of the afore mentioned areas. The concept is akin to ownership of a private unit in a building, or a compound, but is expanded to cover the entire area included by the gated and closed development.

The vehicle through which individual owners jointly own and participate in the management & maintenance of these common and general areas is the Amwaj Islands Central Owners Association (AIA).

## B. Amwaj Islands Central Owners Association (AIA)

The government of Bahrain, through the new property Law No. 27 of Year 2017, established the Real Estate Regulatory Authority (RERA) which issued several resolutions to regulate the establishment of various types of owners associations, such as Joint Property, Main and Central Owners Association for large and mix developments like Amwaj Islands as per Resolution No. 01 of Year 2020.

AIA was formed as per the established laws and rules of these resolutions and regulations, all fully under the auspices, and with the coordination, of RERA.

## C. What is AIA and what does it do?

AIA is the legal entity created in accordance with the laws and regulations of RERA to manage, maintain and operate the common areas and facilities of Amwaj Islands for the benefit of the owners and residents

a) It's a nonprofit entity as per the law

b) Part of its primary functions is to apply the

community rules and regulations, and to ensure that owners and residents alike comply with them

c) To ensure maintaining of the functionality of the facilities and common areas of Amwaj Islands

d) To promote harmony and goodwill between owners

e) Maintain records and provide updated statements

f) Comply with the relevant laws

## D AIA Service Charge – Questions

1. Why are owners within Amwaj Islands obliged to pay service charges?

In order for AIA to carry out its responsibilities and to deliver the services, a service charge is levied on the owners to ensure the association is able to fulfil its obligations and duties.

## 2. What does the service charge cover?

The AIA service charge is based on the budget required each year to spend in order to cover the costs, fees and expenses related to the management, maintenance and operation of Amwaj Islands common areas and facilities. These include:

a) General security and access control systems

b) Maintaining of landscaped areas

c) Streetlighting

d) Maintaining the roads, bridges and footpath areas

e) Refuse collection

f) Beach cleaning of the common beach

g) Pest control

h) Treatments of sewage collected from the owners plots and supplying Treated Sewage Effluent (TSE) as irrigation water for the landscaping areas

i) Insurance of common areas

j) Management cost (staff & operation cost)

k) Enforcement process of infringement non-compliance and similar

l) Any improvement needed for the common area

m) Amount being allocated to the reserve fund as per the applicable laws

n) Contingency amount for emergencies



### 3. What is the basis of the service charge?

Amwaj Service charge is calculated based on the size and type of use of each plot. The determining factors are

- a) Size of plot
- b) Zoning type
- c) Allowable built area, and
- d) Stage of construction

### 4. Why wasn't the service charge applied earlier?

Up until the establishment of RERA, and subsequently of the AIA, the master developer bore all maintenance and operation costs for the first 15 years which ended in 2017.

Upon the establishment of the AIA in early 2020, the mechanism for owners associations transfer of responsibilities commenced.

If you require any additional information, please contact our helpdesk at:

- Telephone: 1603 3132
- Email: [homeowners@amwaj.bh](mailto:homeowners@amwaj.bh)

Please continue to follow AIA news and updates on:

- Instagram: [@amwajassociation](https://www.instagram.com/amwajassociation)
- Website: [www.amwajassociation.bh](http://www.amwajassociation.bh) (under construction).

We would appreciate if you could take a few minutes to answer this questionnaire, as it will help guide us, the AIA, in the right direction.

[Click Here for the questionnaire.](#)

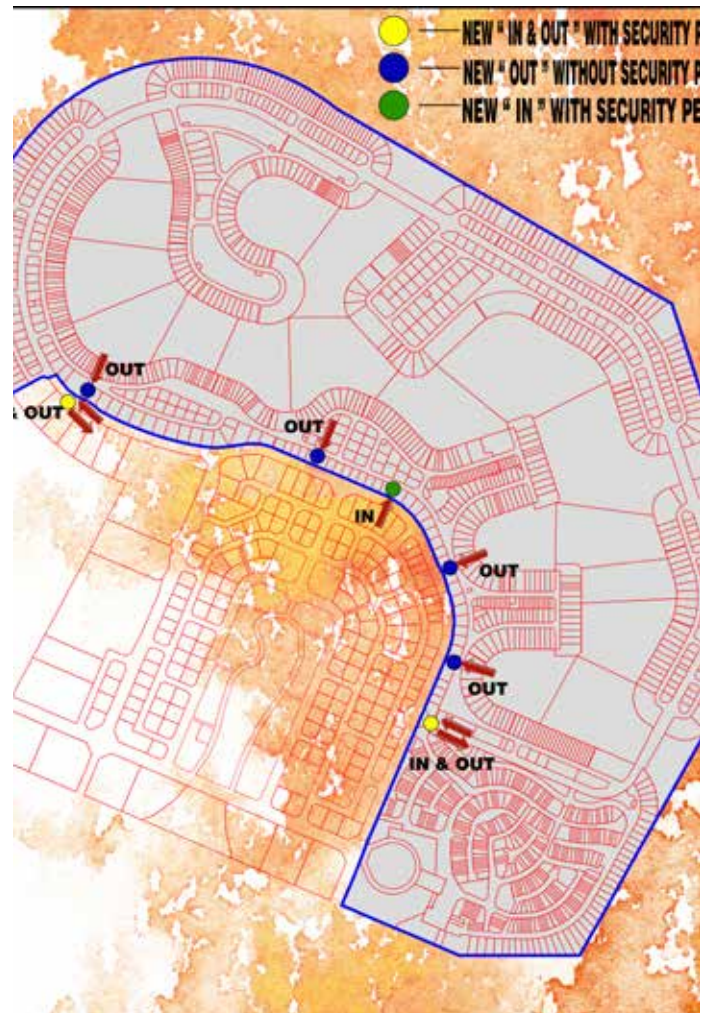
## New Gates to be Installed

In light of COVID-19 and the recent influx of non-residents to our Islands, as a precautionary measure, we will be installing new gates restricting access to residential buildings/plots strictly to residents.

The gates will be installed as per the map on the right, starting from the Al Marsa Floating City roundabout, all the way through to the Amwaj Marina roundabout.

The access will be through a control system, which is still being researched.

We will be informing you of updates through our social media page on Instagram: [@amwajassociation](https://www.instagram.com/amwajassociation) and will continue to post updates monthly in the Amwaj Islander.





# August 2020

## ART Rotana Hotel Offers

July  
30th

-

Aug  
8th

**"Memorable Eid Al Adha Stay"** Celebrate Eid Al Adha with your loved ones in fashionable style at ART Rotana, the pristine 5 star beach resort. Stay at one of their luxurious rooms and suites overlooking the emerald green sea. Bask in the sun and the warm breeze while lying on the soft golden sands of their private beach.

Rooms stay with breakfast for two, starting from BD 77 net.

Suites stay with breakfast for two, starting from BD 149 net.

Or you can plan your family retreat during Eid with an incredible long getaway in our resort for 3 nights by booking your stay in a classic room with breakfast for only BD 199 net.

**Treat your family and self to an exceptional experience.**

12pm

-

10pm

**"Rosso Take Away Menu"** Enjoy a sumptuous selection of authentic Italian dishes made especially by our Italian Chef Enrico by ordering to go from Rosso Restaurant by calling 33580044 to place your order. Chef Enrico has prepared a wide selection of all your favourite Italian dishes to take home and enjoy it with your family members from the comfort of your home.

12pm

-

10pm

**"Festa Per La Famiglia "** Relish an authentic Italian feast prepared by an Italian Chef Enrico with your family members by ordering this exclusive package from Rosso Restaurant in ART Rotana, in which you can pick one salad, one pasta, two pizza and dessert of your choice from a selected menu for only BD19 Net. Call 33580044 to place your order.

All  
Day

**"Beyond Summer "**Are you looking for the perfect summer affair in Bahrain? Well, ART Rotana has just the perfect thing for you with amazing packages for staying at their beach resort to enjoy the summer breeze and warm sun rays.

For more information on the above events, contact ART Rotana via email at fb.art@rotana.com or call 16000111.

## Ramada Hotel & Suites

### Amwaj Offers

#### \*SPECIAL OFFER FOR CPR HOLDERS\*

Room rates starting from BD 27 per night and apartment from BD 35 per night.

Stay Package Includes:

15% discount on all in-room dining food orders

- Early check-in / late check-out (Subject to availability)

- PROMOTION VALID ONLY TILL 31ST AUGUST 2020

- All prices are per night & inclusive of all taxes

For reservations, call us on +973 13600111 OR email us at [reservations@ramada-manama-amwaj.com](mailto:reservations@ramada-manama-amwaj.com)

Staying with us is as safe as staying at home.



Ramada Hotel & Suites Amwaj



Rosso, ART Rotana



## COVID-19 (Coronavirus) Safety Precautions

**For the safety of you and your loved ones, please try to practice self-quarantine whenever possible. Should you have any questions, or if you suspect you have symptoms of Coronavirus, please call 444.**

The Kingdom of Bahrain have launched the 'Be Aware' app, which aims to support efforts to contain the Coronavirus (COVID-19) by advancing contact tracing efforts, and raising awareness of active cases within the Kingdom, and maintain accurate figures provided by the Ministry of Health. Please download the app, free of charge, for both iOS and Android from [apps.bahrain.bh](https://apps.bahrain.bh)

## AMWAJ NOTICE BOARD

The Amwaj Security and Maintenance team are responsible for the below. For leaks or blockage in a common area, contact Kamel on 3666 6007. Beach and road cleaning, damage on roads or pavements, fallen signboards or flags and garbage bins request, contact Niaz on 3315 6871. For construction site issues contact Roger on 3909 4842. For workers' gate pass, contact Mohammed on 3943 4809. For pest control issues contact Pest Control on 1781 1233. Traffic accidents can be reported to police on 199, medical emergency, ambulance or fire can be directed to 999, with the assistance of the Amwaj Security team.

## SAFETY & SECURITY



Security Solutions W.L.L. company are responsible for all safety and security around the islands. Security Solutions have developed a respectable reputation in the field of security, and the management looks forward to the improvement of security of the common areas around the islands.

**Site Team Supervisor:** 3604 6147

**Email:** [security@amwaj.bh](mailto:security@amwaj.bh)

**Emergency Hotline:** 3986 6952

**Security Team:** 6639 8857 (working hours, Sunday to Thursday 8am-5pm)





## KEY

-  Waterside residential
-  Inland residential
-  Residential & Commercial
-  Hotel
-  Commercial
-  Educational
-  Amwaj Marina



# Directory

WWW.AMWAJ.BH

## Amwaj Islands' Security

Working Hours: 24 hrs  
Location: Amwaj Islands entrance  
M 66 398 857  
M 39 866 952 (24hrs)  
E security@amwaj.bh

## Amwaj Islands Main Office

Working hours: 8am – 5pm,  
Sunday - Thursday  
Location: Meritas House  
T 16 033 100  
E info@amwaj.bh  
W www.amwaj.bh

## Tala Island Security

T 16 060 033

## Nuetel Communications

Working Hours: 8am – 5pm,  
Sunday -Thursday, 8am - 2pm on  
Saturdays  
T 16 033 000

## International School of Choueifat

T 16 033 333

## Amwaj Marina

T 16 011 160

## Bahrain International Airport

T 17 339 339

## Amwaj Hotels

### ART Rotana

T 16 000 111

### Gulf Suites Hotel

T 16 030 001

### Ramada Hotel and Suites Amwaj Islands

T 16 000 099

### The Dragon Beach Hotel & Resort

T 16 031 111

### The Grove Hotel

T 16 030 303

### The Grove Resort

T 16 000 022

### The Sea Loft Boutique Chalets

T 16 033 833

## Amwaj Outlets

### Alforsa Real Estate, Reef Tower, Amwaj Waves

T 38 821 400

### Al Osra Supermarket

T 16 033 773  
Working Hours  
Everyday 7am - 11pm

### Balance Fitness & Dance Studio

M 34 688 880

### Bavaria Motors

T 16 010 737

## Bennigan's

T 16 030 104 / 05

## Black & White Laundry

T 17 532 268  
M 36 308 889

## Carlton Real Estate, Zawia 3

T 16 006 000

## Life Element Inc. Psychology Clinic

T 16 030 527

## Guinness Smokehouse and Lounge

M 33 180 001

## Jet Pet Global

Pet Relocation & Transport  
M 36 464 586

## Lantern's Restaurant

T 77 770 055

## La Blanche Salon, Amwaj Waves

T 16 006 060

## Maya Beach Resort & Fitness, Meena 7

T 16 030 070  
Working Hours: 6.30am - 10pm  
Saturday - Thursday, 8am - 10pm  
on Fridays

## My Cuddle Buddy

Pet sitting & Dog Walking  
M 36 464 586

## Muju Lounge & Restaurant

T 16 039 800

## Park & Shop Supermarket, Zawia 2

T 77 115 121

## Pet Arabia

T 16 010 501

## Quest Realty, Meritas House

T 1607 8378

## ScubaLife

T 17 003 636  
M 66 753 636

## Sea Star Marine

T 16 034 487  
M 37775711

## Smart Boating Center

T 17 003 838

## Solymar Beach

T 17 221 166  
M 35 094 777

## Speed Rent a Car

T 16 010 131

## Universal Music

T 16 010 491

## Virtual Reality Solutions

T 16 010 333

## Yara Beauty Lounge, Zawia 1

T 16 010 999

## 24-Hours Supermarket, NOC

T 16 034 498

## Emergency Numbers

### Emergency line

T 999

### Al Hidd Police Station

T 17 671 212

### Samaheej Police Station

T 17 334 401

### Coast Guard

T 17 700 000

### Traffic Police

T 199

## Nearest Hospitals to Amwaj

### American Mission Hospital, Amwaj Medical & Wellness Center

T 17 248 100

### Bahrain Specialist Hospital

T 17 812 000

### Al Hilal Hospital

T 17 344 199

### King Hamad Hospital

T 17 351 450

## Closest Pet Services to Amwaj

### Dr Mohammed Hussain

T 17 292 125

### Fur and Feathers Pet Sitting, Transfer and Relocation

M 36 464 586  
E contact@jetpetglobal.com

### House Veterinary Center

T 17 200 075  
M 33 994 709  
(Emergency) 33 094 999

### Pet Land

T 13 107 474  
M 33 311 122

## Closest Pharmacies to Amwaj

### Al Quds Pharmacy

T 17 470 080

### Ibn Sina Pharmacy

T 17 677 207

### Nasser Pharmacy

T 16 010 505

## Taxi Services

### Arabian Taxi

T 17 461 746

### Bahrain Limo

T 17 266 266

### Bahrain Taxi

T 17 682 999

## Travel Services

### Aradous Travel and Tour

T 17 234 417

### Customised Services

M 38 816 065  
stefan@customisedservicespc.com

## Car Washing Services

### Ecowash

T 17 490 565

### MASY

T 17 822 404

## Closest Removal & Storage to Amwaj

### Takhzeen Self Storage

M 69 990 999  
M 39 767 977

## IT Home Services

### TechnoServ

M 39 609 876

## Cargo Services

### Baz Cargo Services

T 17 771 132

### Gulf Agency Co. Bahrain W.L.L. (GAC)

T 17 339 777

## Closest Post Office to Amwaj

### Al Hidd Post Office

T 17 673 157  
Working Hours: 7am - 2pm  
Saturday to Thursday

## Shopping Malls

### Aali Mall

T 17 581 000

### Bahrain City Center

T 17 179 779

### Moda Mall

T 17 533 140

### Seef Mall Muharraq

T 77 911 116

### The Avenues Bahrain

T 17 151 060