

AMWAJ islander

ISSUE 119
SEPTEMBER 2020



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Letter from the Editor

Dear Islanders,

As restaurants, gyms and swimming pools reopen, we also slowly resume normal life, or should we say the new normal. The government of Bahrain and the National Medical Taskforce to Combat COVID-19 have done a remarkable job thus far in containing the spread as much as possible, while keeping citizens in the picture of the precautions and measures being undertaken. Despite the hardships that the world has endured over the past few months on a global level, we can say for this we are grateful.

Let's jump straight into this month's newsletter which has been dedicated to our residents and the AIA updates! It's been a busy couple of months for us with many transitions, but please bear with us as we are trying to make it as smooth as possible for all our residents and owners.

We put together a list of your top frequently asked questions that we have received through our website, social media channels and emails. We then sat down

with our very own Homeowners Association Manager, Mr. Hussein Rizk, to answer all your questions and hopefully make things a little clearer.

You can also always follow the AIA Instagram page - @amwajassociation for up-to-date information as it becomes available. While you are there, we would really appreciate it if you could take two minutes out of your busy schedules to answer a very short questionnaire, that can be found on our bio on Instagram @amwajassociation / @amwaj_islands, and on our website www.amwaj.bh. If you still have any questions, please feel free to email us on homeowners@amwaj.bh

Lastly, as always, if you happen to experience symptoms of COVID-19, please call 444 or visit www.moh.gov.bh

Sincerely,
The Amwaj Team



60 seconds with...

HUSSEIN RIZK

Homeowners Association Manager



What is Amwaj Islands?

Amwaj Islands is a private development that was developed by Ossis BSC (the Master Developer) during 2000 – 2003.

It was classified by the government of Bahrain as a gated and closed private development in 2014 as per the Cabinet of Bahrain.

This means that owners have joint ownership of the common areas comprising Amwaj Islands and participate in the management, maintenance and upkeep of these common and general 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 areas is the Amwaj Island Central Owners Association (AIA).

What is the Amwaj Islands Central Owners Association (AIA)?

Through the new property law No. 27 of the year 2017, the government

of Bahrain has established the Real Estate Regulatory Authority (RERA) which has issued several resolutions to regulate the establishment of various types of owners associations such as Joint Property, Main and Central for large and mixed use developments like Amwaj Islands as per resolution no. 01 of year 2020.

AIA was formed as per the established laws regulations, and with coordination of RERA.

What does 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; it is a nonprofit entity as per the law. Part of its primary functions is to apply the community regulations and rules, and to ensure that owners and residents alike comply with them as well as to ensure maintaining of the functionality of the facilities and common areas of Amwaj Islands. The AIA aims to promote harmony and goodwill between owners, maintain records and provide updated statement and comply with relevant laws.

Why are owners within Amwaj Islands obliged to pay service charges to the AIA?

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 fulfill its obligations and duties.

What does the service charge

cover?

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

- ◆ General security and access control systems
- ◆ Landscaping and irrigation maintenance
- ◆ Streetlighting maintenance
- ◆ Maintaining the roads, bridges and footpath areas
- ◆ Beach cleaning of common beach
- ◆ Pest control
- ◆ Treatments of sewage collected from the owner's plots and supplying Treated Sewage Effluent (TSE) as irrigation water for the landscaping areas.
- ◆ Insurance of common areas
- ◆ Management cost (staff & operation cost)
- ◆ Enforcement process of infringement non-compliance and similar
- ◆ Any improvement needed for the common area
- ◆ Reserve fund as per the applicable laws
- ◆ Contingency amount for emergencies

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 the size of plot, zone, allowable built-up area and stage of construction.

Why is the service charge applied in 2020 and not earlier?

Up until the establishment of RERA and (continued page 4)

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.

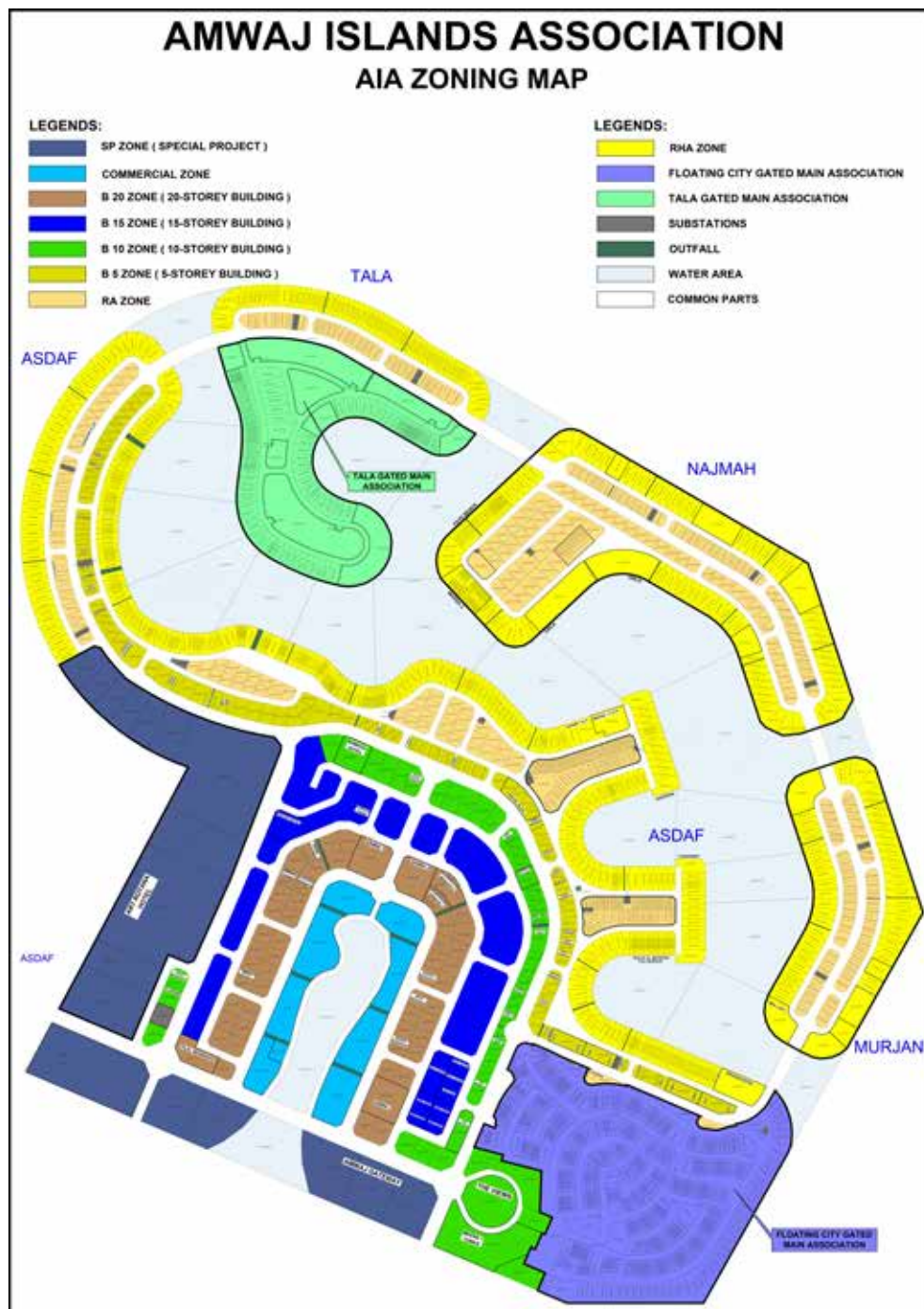
How can we contact the AIA?

Please visit the Facility Management section, fill put the form with your request and/or inquiry which will then lead you to the correct department that can

assist you. Should you require any additional information, please email homeowners@amwaj.bh

Alternatively, please continue to follow AIA news and updates on Instagram

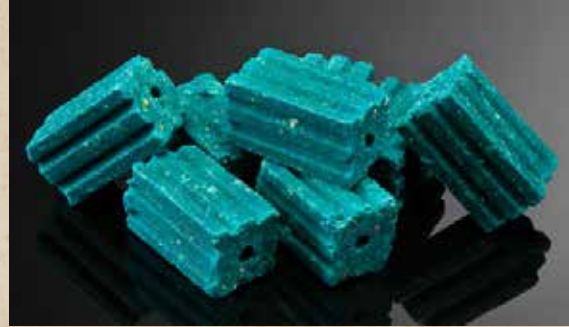
@amwajassociation and to be informed once the AIA website has been launched.



PEST CONTROL

The AIA's mission is to dedicate its efforts to uphold and maintain the highest standards of living here in Amwaj Islands. In addition to the regular management of cleanliness around the islands, the AIA also retains a strict pest control schedule, especially during the summer months when there is an increase in insects and rodents. For your safety and your pets, please note the below:

Mouse traps have been placed around the islands inside tamper-resistant bait boxes, therefore are not accessible by children and pets. Rodenticides have been strategically placed in non-accessible areas mostly seaside, burrows, near and around constructions sites, sewage treatment plants, exterior areas of commercial buildings and generally far from resident's vicinity and areas where it is difficult to be found by pets.



The pest control technicians maintain strict safety standards by routinely visiting Amwaj three days a week to inspect the sites where the traps and rodenticides have been placed, and they cover the common areas of the islands at least twice a month to safely dispose any rodents found. If you do notice any open and/or lose bait boxes nearby any residential areas, please contact us on 17811233.

If you are in need of emergency pest control please contact [cleanon66390855](tel:66390855). If you have any further enquiries about any of the above information, please call 16033132 during office hours or email homeowners@amwaj.bh

REMINDER FOR THE TEMPORARY RESIDENT CARDS

If you have not registered for the newly issued temporary resident cards, kindly do so at the earliest at the Amwaj Management offices. The cards are available for both tenants and owners to acquire.

Starting this month, access to Saraya Al Bahar beach and resident communities will be completely closed to non residents, and access will be controlled, only residents carrying the card will be allowed access. To avoid any issues, please make sure to apply for your temporary resident card as soon as possible.

To apply, please visit Amwaj Management offices on the ground floor of Meritas House at the entrance of Amwaj (same building as the American Mission Hospital). All COVID

safety precautions are still being undertaken, therefore applicants will not need to enter building and continue to maintain social distancing.

To ease application, please make sure to bring copies of your CPR and tenant or ownership contract of property as proof of residency, as well as a passport sized photo. In the case of apartment sharing, a confirmation from landlord with CPR will be needed. Once your card is ready, you will be contacted to collect it.

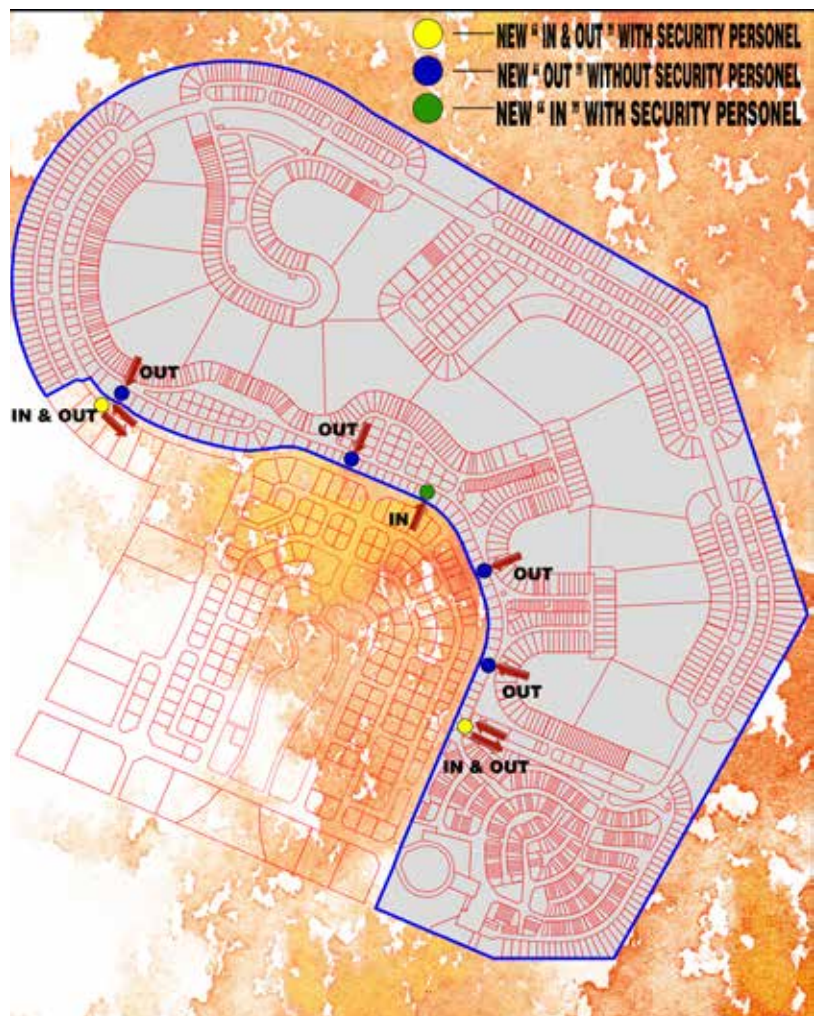
For more enquiries or information, please contact Owners' Association Manager, Mr. Hussein Rizk, on 16033132 or email homeowners@amwaj.bh

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. Only residents carrying their temporary resident cards, will be allowed access.

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.



September 2020

ART Rotana Hotel Offers

All Day

Private Gatherings at ART Rotana. Book your private gathering at one of Art Rotana venues (Rosso, choices, cellar 59 and WU) with minimum of 10 persons and maximum of 20 persons. Get a chance for one spin and win with each gathering to enjoy prizes up to BD200 redeemable in all food and Beverage outlets after 24th September. For more information and bookings, please call 33002712 or 34389042

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

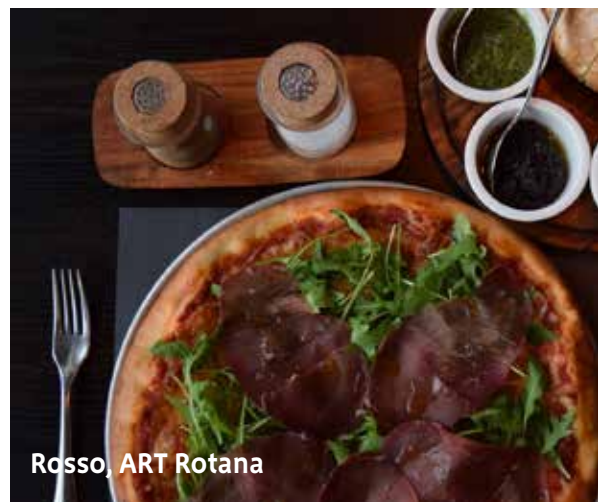
Shades of Summer. Enjoy a peaceful staycation in refined luxury and retreat offers starting from BD 49 net for stay in our Classic Room & starting from BD99 net in our Classic Suite, the choice is yours! One night in our Classic Room is BD49 net during weekdays & BD59 net during weekends. One night in our Suite is BD99 net during weekdays & BD119 net during weekends. Or simply treat yourself and loved ones to an incredible getaway at our 5 star beach resort & enjoy an unforgettable 2 night's stay in our spacious rooms overlooking the sea with your loved ones while enjoying access to our spectacular recreation facilities of private beach and lagoon.

2 Nights Stay in our Classic Room is BD89 net during weekdays & BD 110 net during weekends. 2 Nights Stay in our Suite is BD179 net during weekdays & BD 199 net during weekends. All rates include breakfast and complimentary access to our private beach.

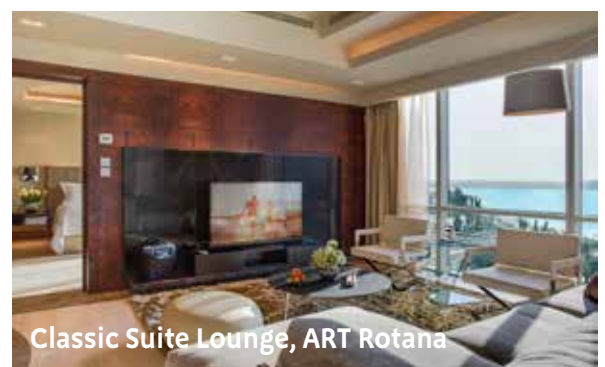
For more information on the above events, contact ART Rotana via email at fb.art@rotana.com or call 16000111.



Cellar 59, ART Rotana



Rosso, ART Rotana



Classic Suite Lounge, 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

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

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

Park & Shop Supermarket, Zawia 2

T 77 115 121

Pet Arabia

T 16 010 501

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

Solymer Beach

T 17 221 166
M 35 094 777

Speed Rent a Car

T 16 010 131

Universal Music

T 16 010 491

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. (CAC)

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