

Pillars of regional security



His Royal Highness Prince Salman bin Hamad Al Khalifa, the Crown Prince, Deputy Supreme Commander of the Armed Forces, and Prime Minister, affirmed the vital role of the United Kingdom, alongside allied countries, in safeguarding regional peace and security. HRH Prince Salman was speaking as he met yesterday with Commodore Ben Aldous, the newly appointed Commander of the UK Maritime Component Command ME, at Riffa Palace. During the meeting, the latest regional and international developments and issues of common interest were discussed. His Highness Shaikh Isa bin Salman bin Hamad Al Khalifa, Chairman of the Board of Trustees of the Isa bin Salman Education Charitable Trust, Chairman of the Board of Directors of the Labour Fund (Tamkeen), H.E. Shaikh Salman bin Khalifa Al Khalifa, the Minister of Finance and National Economy, and several senior officials also attended the meeting. His Royal Highness affirmed the strength of the historic relations and strategic partnership between the Kingdom of Bahrain and the UK, emphasising the mutual commitment to enhancing cooperation and joint coordination across all fields, particularly in the military and defense sectors.

Calls for reform amid rising rent defaults

H Naser
TDT | Manama

A growing concern about the defaults of tenant rents is one that is driving calls for far-reaching reform within Bahrain's real estate sector.

Real estate experts are calling for a fully integrated online system that will allow landlords to do a background check on prospective tenants before signing any rental contract with them.

This, they say, is the only way around the growing issue of rent

arrears that is destabilising the market and affecting the national economy.

The proposal mirrors similar systems already in place in other countries, such as Saudi Arabia's "Ejar" platform, designed to streamline the landlord-tenant relationship.

Platform

Experts stress that such a platform would enhance transparency and deter fraudulent behaviour.

"The issue of tenants delaying or failing to pay rent is a major



Jawad Al Heli
concern threatening the stability of the local real estate market



Nasser Al Ahli
and negatively impacting the national economy," stated Nasser

Al Ahli, a real estate expert and head of the Real Estate Committee at the Bahrain Businessmen's Association.

Al Ahli highlighted the increasing number of court cases and complaints from landlords as evidence of the problem's severity, impacting residential, commercial, industrial, and administrative sectors, with the residential sector being the most affected due to high demand and diverse tenant profiles.

Consequences

"The consequences of these

defaults are far-reaching. Landlords are withdrawing from the market, leading to a decline in related activities such as construction, real estate brokerage, and building materials. The government also loses revenue from rental fees (currently 10%), and both local and regional investors are pulling out, deterring new investment," Al Ahli warned, suggesting creating a specialised department within the courts or municipalities to verify tenant backgrounds, similar to bank credit checks facilitated by companies like Benefit.

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