

# Keys returned, dreams shattered

Bahraini woman loses housing unit after four years of neglect and unauthorised alterations

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A Bahraini woman has lost her right to a housing unit after neglecting it for four years and making unauthorised alterations, according to a ruling by the Administrative Court.

The Ministry of Housing had filed a lawsuit seeking the cancellation of the woman's entitlement to the unit and the return of the keys.

The Ministry argued that the unit had been allocated to the woman as a complete housing service for her and her family to reside in.

However, the Ministry's inspections revealed that the unit had been left vacant for years since its allocation, with the woman never moving in and even undertaking unauthorised construction work without obtaining a permit from the relevant municipality.

Following the discovery of the woman's neglect, the Ministry issued a decision to cancel her



Image used for illustrative purposes only

entitlement to the unit due to her failure to comply with the housing contract's terms.

## Lawsuit

This decision prompted the woman to file a lawsuit.

The court, in its ruling, cited the law, which states that housing unit beneficiaries are prohib-



The unit had been left vacant for years since its allocation, with the woman never moving in and even undertaking unauthorised construction work without obtaining a permit from the relevant municipality.

ited from making any changes to the building, its annexes, or its gas, electricity, or water systems without obtaining permission from the relevant authorities.

The law also stipulates that the allocation of a housing unit can be revoked if the beneficiary

fails to take possession of the unit within six months of being notified in writing to sign the contract and take possession, or if they fail to reside in the unit within the legally mandated timeframe, as well as her unauthorised construction work.

## Evidence

The court highlighted that inspection reports and photographs provided evidence of the woman's failure to reside in the unit within the legally mandated timeframe, as well as her unauthorised construction work.

The court also noted that the woman had been issued a notice regarding the violation but had failed to rectify the situation or move into the unit.

The court's ruling upholds the Ministry's right to take legal action based on the woman's violation of housing regulations and her failure to comply with the legal requirements for residing in the allocated unit.

## 312 Filipinos avail of free health services

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A total of 312 Filipinos have availed of the free screenings during the first day of the "Health Pinoy!" Campaign.

The Embassy of the Republic of the Philippines in Manama, Kingdom of Bahrain, in cooperation with the Al Hilal Medical Center - Manama Central Branch, organized and launched the "Healthy Pinoy!" Campaign 2024 for Filipinos in the Kingdom of Bahrain on 2 August 2024.

In conjunction with the health campaign, the Embassy also conducted a Consular Outreach Mission.

Under the "Healthy Pinoy!" Campaign 2024, which runs from 02 to 31 August 2024, Filipinos can avail of free services that include blood pressure taking, measurement of Body Mass Index (BMI), and the following blood tests: fasting/random blood sugar, kidney screening, liver screening, total cholesterol count, and uric acid.

Filipinos in Bahrain may also avail of a free doctor's consultation to evaluate their test results.

Her Excellency Anne Jalando-on Louis, the Philippines Ambassador to the Kingdom of Bahrain, conveyed the Embassy's gratitude to the management of the Al Hilal Medical Center for partnering with the Embassy in providing free health screenings to the members of the Filipino community.

This project is part of the Embassy's continuing program to promote the health and wellness of the Filipino community in Bahrain.

## Bahraini buyer found cheated by absconding real estate developer

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In a case that underscores the risks associated with real estate investments, a Bahraini Court has ruled in favour of a buyer who was defrauded by a property developer who later fled the country.

According to the details of the case, the anonymous buyer entered into a preliminary purchase agreement for an apartment with the developer in September 2022.

The total purchase price was set at BD32,000, with the buyer paying an initial BD12,000 upon signing the agreement.

The remaining BD20,000 was to be paid in instalments over 40 months.



Bandar Shamal Al Dooseri, the buyer's lawyer

However, in December 2022, the buyer decided to pay the remaining balance in full and requested the final transfer of ownership.

Much to the buyer's dismay, the developer refused to complete the transaction and began evading the buyer's requests.

Further investigation revealed that the apartment was mortgaged to a bank, and the developer had absconded from the country, having knowingly misled the buyer and accepted the payments despite being unable to transfer the ownership.

The buyer, represented by lawyer Bandar Shamal Al Dooseri, filed a lawsuit against the developer and his company, seeking to rescind the preliminary purchase agreement and recover the BD13,000 already paid.

Initially, the court dismissed the buyer's claim, ruling that the buyer's request to pay the full price did not follow the proper legal procedures.

However, the buyer appealed the decision and presented evidence that the developer did not actually own the apartment.

## Ownership

Upon reviewing the evidence, including a statement from the Land and Real Estate Registration Authority confirming the apartment's ownership by the developer, the court of appeal ruled in favour of the buyer.

The court found the developer liable for the damages caused to the buyer due to his fraudulent actions and ordered him to return the BD13,000 to the buyer and to return the apartment to the developer's company.

The developer was also ordered to pay the buyer's legal fees and expenses.

## Intersection lanes set for closure

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The Ministry of Works, in coordination with the General Traffic Department of the Ministry of Interior, has announced scheduled maintenance on Nasser Bin Jabr Al Jabr Street at its intersection with King Abdullah Bin Al Hussein Street in the Seef District.

The work will necessitate the closure of some lanes within the intersection.

The maintenance will begin tomorrow, at 11pm, and is expected to continue until Wednesday, August 14, 2024, at 5am. Authorities urge all citizens and residents to adhere to traffic regulations during this period to ensure safety for everyone.

## RMS uses Hugo Robotic System for tumour removal surgeries

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The Royal Medical Services (RMS) for Hospitals of the Bahrain Defense Force (BDF) successfully conducted five malignant tumour removal surgeries using the Hugo robotic-assisted surgery system.

Those are the first robotic surgeries in Bahrain.

Dr. Ayman Raees, Consultant Urologist and Acting Chief of Medical Staff, led the team in performing three prostate cancer surgeries on patients in their fifties and sixties, one kidney tumour removal, and one adrenal gland tumour removal on a patient in her 30s.

All procedures were successful with no complications.

Brigadier General Dr. Shaikh Fahad bin Khalifa bin Salman Al Khalifa, the Commander of



The first robotic surgeries in Bahrain

RMS, highlighted that the acquisition of Hugo robotic-assisted surgery system makes the RMS

the first medical institution in the Middle East and North Africa to adopt this technology.

## Traffic accident death



The Ministry of Interior reported that one person died in a traffic accident between two vehicles on King Hamad Street. One of the vehicles caught fire, which was put out by Civil Defense. Authorities conducted an investigation at the scene as part of their standard procedures.