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No. S 711

COVID-19 (TEMPORARY MEASURES) ACT 2020 (ACT 14 OF 2020)

COVID-19 (TEMPORARY MEASURES) (PART 8C RELIEF) (AMENDMENT) REGULATIONS 2021

In exercise of the powers conferred by section 39P of the COVID-19 (Temporary Measures) Act 2020, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the COVID-19 (Temporary Measures) (Part 8C Relief) (Amendment) Regulations 2021 and come into operation on 24 September 2021.

Amendment of regulation 3

2. Regulation 3 of the COVID-19 (Temporary Measures) (Part 8C Relief) Regulations 2021 (G.N. No. S 497/2021) (called in these Regulations the principal Regulations) is amended —

(a) by deleting the full-stop at the end of sub-paragraph (b) of paragraph (1) and substituting a semi-colon, and by inserting immediately thereafter the following sub-paragraph:

“(c) where the delay is in receiving possession of the unit or units of housing accommodation in question under an affected agreement and, instead of obtaining alternative housing accommodation, the purchaser in question obtains alternative accommodation in a hotel, hostel, serviced apartment, boarding house, lodging house or

dormitory (whether by entering into a lease or licence agreement or extending the term of an existing lease or licence agreement) —

- (i) any rent for such alternative accommodation for the relevant period;
- (ii) any estate agent fees incurred for securing the alternative accommodation;
- (iii) any moving costs incurred in moving to the alternative accommodation;
- (iv) any stamp duty or legal fees incurred for the lease or licence agreement; and
- (v) subject to paragraph (2), any penalties incurred for the early termination of the lease or licence agreement, if the relevant period ends before the end date of the agreement.”; and

(b) by deleting paragraph (2) and substituting the following paragraph:

“(2) Despite paragraph (1)(b)(ii) and (c)(v), any amount of penalty in excess of the amount of one month’s rent under the lease or licence agreement mentioned in paragraph (1)(b) or (c), is not treated as qualifying costs for the purposes of Part 8C of the Act.”.

Deletion and substitution of regulation 4

3. Regulation 4 of the principal Regulations is deleted and the following regulation substituted therefor:

“Amount prescribed as not being rent

4. For the purposes of Part 8C of the Act, “rent” (as defined in section 39G of the Act) does not include the following:

- (a) any security deposit given by (or on behalf of) a tenant or licensee to the landlord or licensor to secure the payment of rent or the performance of any other obligation of the tenant or licensee under the lease or licence agreement for those premises;
- (b) any costs for any goods or services provided in connection with the use of the alternative premises or alternative accommodation, where the costs for the goods or services —
 - (i) are separate from the costs for such use; or
 - (ii) may be quantified by reference to the cost offered for the use of the alternative premises or alternative accommodation without the goods or services.”.

New regulation 20A

4. The principal Regulations are amended by inserting, immediately after regulation 20, the following regulation:

“Assessment fee for application for subsequent determination under section 39OA(1) of Act

20A. A person who, under section 39OA(1) of the Act, makes an application to vary or replace a determination under section 39O(1)(b) of the Act, must pay to the Registrar an assessment fee of \$100 for every hour or part of an hour, for the total time that the assessor takes to determine the application, subject to a maximum of \$2,400.”.

Made on 23 September 2021.

OW FOONG PHENG
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Ministry of National Development,
Singapore.*

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