



LAWS OF MALAYSIA

Act A1641

**TEMPORARY MEASURES FOR REDUCING THE
IMPACT OF CORONAVIRUS DISEASE 2019
(COVID-19) (AMENDMENT) ACT 2022**

Date of Royal Assent	5 January 2022
Date of publication in the <i>Gazette</i>	13 January 2022

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Act A1641

TEMPORARY MEASURES FOR REDUCING THE IMPACT OF CORONAVIRUS DISEASE 2019 (COVID-19) (AMENDMENT) ACT 2022

An Act to amend the Temporary Measures for Reducing the Impact of Coronavirus Disease 2019 (COVID-19) Act 2020.

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ENACTED by the Parliament of Malaysia as follows:

Short title

1. This Act may be cited as the Temporary Measures for Reducing the Impact of Coronavirus Disease 2019 (COVID-19) (Amendment) Act 2022.

Amendment of long title

2. The Temporary Measures for Reducing the Impact of Coronavirus Disease 2019 (COVID-19) Act 2020 [*Act* 829], which is referred to as the “principal Act” in this Act, is amended in the long title by inserting after the words “the Private Employment Agencies Act 1981,” the words “the Sabah Labour Ordinance, the Sarawak Labour Ordinance,”.

Amendment of section 2

3. Section 2 of the principal Act is amended by inserting after the words “[Act 246],” the words “the Sabah Labour Ordinance [Cap. 67], the Sarawak Labour Ordinance [Cap. 76],”.

Amendment of section 9

4. Section 9 of the principal Act is amended by substituting for subsection (1) the following subsection:

“(1) Any dispute in respect of any inability of any party or parties to perform any contractual obligation arising from any contract due to the measures prescribed, made or taken under the Prevention and Control of Infectious Diseases Act 1988 to control or prevent the spread of COVID-19 may be settled by way of mediation.”.

New Part XI_A

5. The principal Act is amended by inserting after Part XI the following part:

“PART XI_A

ADDITIONAL MODIFICATIONS TO THE HOUSING
DEVELOPMENT (CONTROL AND LICENSING) ACT 1966

Interpretation

38A. In this Part—

- (a) “agreement” means an agreement for a contract of sale for the sale and purchase of housing accommodation in the forms prescribed in Schedules G, H, I and J of the Housing Development (Control and Licensing) Regulations 1989; and

- (b) “first agreement” means the first agreement entered into between a purchaser and developer for a housing accommodation in relation to a housing development under one housing developer’s licence and one advertisement and sale permit.

Late payment charges

38B. (1) In relation to a housing development, notwithstanding any agreement entered into between a developer and a purchaser, where due to measures prescribed, made or taken under the Prevention and Control of Infectious Diseases Act 1988 to control or prevent the spread of COVID-19, the purchaser fails to pay any instalment for the period from 1 January 2021 to 31 December 2021, the developer shall not impose any late payment charges in respect of such unpaid instalment on the purchaser.

(2) Subsection (1) applies only to a purchaser and a developer of a housing development for which its first agreement was entered into before 31 May 2021.

Delivery of vacant possession and completion of common facilities

38C. (1) In relation to a housing development, notwithstanding any agreement entered into between a developer and a purchaser, the developer may apply to the Minister for any period from 1 January 2021 to 31 December 2021 to be excluded from the calculation of the time for delivery of vacant possession of a housing accommodation or completion of common facilities, as the case may be, in the housing development.

(2) Upon considering the application under subsection (1), the Minister may exclude any period from 1 January 2021 to 31 December 2021 from the calculation of time for delivery of vacant possession of a housing accommodation or completion of common facilities if the Minister is satisfied that due to measures prescribed, made or taken under the Prevention and