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

COVID-19 (TEMPORARY MEASURES)
(TEMPORARY RELIEF FOR INABILITY TO PERFORM
CONTRACTS) (AMENDMENT NO. 3) REGULATIONS 2020

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

Citation and commencement

1. These Regulations are the COVID-19 (Temporary Measures) (Temporary Relief for Inability to Perform Contracts) (Amendment No. 3) Regulations 2020 and come into operation on 9 October 2020.

Amendment of regulation 2

2. Regulation 2 of the COVID-19 (Temporary Measures) (Temporary Relief for Inability to Perform Contracts) Regulations 2020 (G.N. No. S 303/2020) (called in these Regulations the principal Regulations) is amended —

- (a) by inserting, immediately after the words “it is” in the definition of “subject obligation”, the words “or will be”; and
- (b) by deleting the full-stop at the end of the definition of “subject obligation” and substituting a semi-colon, and by inserting immediately thereafter the following definition:
 - ““subject right” means a right under a scheduled contract that a party to it is or will be unable to exercise and seeks relief under section 5A of the Act for the inability.”.

Amendment of regulation 3A

3. Regulation 3A of the principal Regulations is amended —

- (a) by deleting the words “the party unable” in paragraphs (1)(a)(ii) and (2) and substituting in each case the words “the party who is or will be unable”;
- (b) by deleting the words “who was” in paragraph (1)(a)(iii), (b) and (c) and substituting in each case the words “who is or will be”;
- (c) by deleting sub-paragraph (d) of paragraph (1); and
- (d) by deleting the full-stop at the end of sub-paragraph (e) of paragraph (1) and substituting a semi-colon, and by inserting immediately thereafter the following sub-paragraph:
 - “(f) the termination by the commercial developer of an agreement mentioned in paragraph 1(l) of the Schedule to the Act.”.

New regulation 3AA

4. The principal Regulations are amended by inserting, immediately after regulation 3A, the following regulation:

“Prescribed contracts for section 5A of Act

3AA.—(1) The following descriptions of scheduled contracts are prescribed for the purposes of section 5A(1)(a) of the Act:

- (a) an option given by a housing developer to an intending purchaser for the purchase of one or more units of housing accommodation;
- (b) an option given by a commercial developer to an intending purchaser for the purchase of one or more units of commercial property.

(2) In paragraph (1), “commercial developer”, “commercial property”, “housing accommodation”, “housing developer” and “unit” have the meanings given by paragraph 2 of the Schedule to the Act.”.