

# **COVID-19 (Temporary Measures) (Part 8C Relief) Regulations 2021**

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**No. S 497**

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

**COVID-19 (TEMPORARY MEASURES)  
(PART 8C RELIEF)  
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:

### **PART 1**

### **PRELIMINARY**

### **Citation and commencement**

1. These Regulations are the COVID-19 (Temporary Measures) (Part 8C Relief) Regulations 2021 and come into operation on 1 July 2021 at 12.01 a.m.

## **Definitions**

2. In these Regulations, unless the context otherwise requires —

“assessor” means an assessor appointed under section 39N(4) of the Act;

“determination” means a determination or certification under section 39O(1) of the Act;

“party”, in relation to a determination, means any party to the affected agreement in relation to which an assessor is to be appointed under section 39N(4) of the Act to make the determination;

“prescribed mode of service” has the meaning given by regulation 6;

“Registrar” means the Registrar of assessors appointed under section 39L(1) of the Act, and includes any Deputy Registrar of assessors exercising the functions of the Registrar of assessors;

“Registrar’s directives” means the directives issued by the Registrar under regulation 35;

“Registry” means the Registry of Assessors established under regulation 33;

“working day” means any day other than a Saturday, Sunday or public holiday.

## **PART 2**

### **GENERAL MATTERS**

#### **Prescribed qualifying cost**

3.—(1) For the purposes of Part 8C of the Act, “qualifying costs” (as defined in section 39G of the Act) includes the following:

- (a) any storage costs for any thing that would have been stored in the unit or units in question if there had been no delay in receiving possession of the unit or units and any costs for moving that thing to storage, incurred for the relevant period;
- (b) where the purchaser in question obtains alternative premises (whether by entering into a lease or licence agreement for any premises or extending the term of an existing lease or licence agreement for any premises) —

- (i) any stamp duty or legal fees incurred for the agreement; and
- (ii) subject to paragraph (2), any penalties incurred for the early termination of the agreement, if the relevant period ends before the end date of the agreement;

*[S 711/2021 wef 24/09/2021]*

(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.

*[S 711/2021 wef 24/09/2021]*

(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.

*[S 711/2021 wef 24/09/2021]*

(3) In this regulation, “relevant period” means the period mentioned in paragraph (a) of the definition of “qualifying costs” in section 39G of the Act.

### **Amount prescribed as not being rent**

4. For the purposes of Part 8C of the Act, “rent” (as defined in section 39G of the