

COVID-19 (Temporary Measures) Act

COVID-19 has had unforeseen economic impact. With supply chain disruptions and manpower shortages, it is harder for individuals and businesses to fulfil contractual obligations.

How am I protected?

The Act offers temporary relief from legal action, on a just and equitable basis, for **6 months** after the Act commences on 20 April 2020 (i.e. until 19 October 2020).

It will cover obligations to be performed on or after **1 February 2020** which are affected by reason of COVID-19, for contracts entered into before 25 March 2020.

What contracts are covered and how?

COMMERCIAL & INDUSTRIAL PROPERTY LEASES

Tenant

unable to pay rental

- Landlord cannot terminate your lease or evict you
- Suspension of rental payment for up to 6 months



CONSTRUCTION & SUPPLY CONTRACTS

Contractor

unable to meet deadline

- Deferral of contractual obligations
- No liability for non-performance of contract due to COVID-19



EVENT & TOURISM-RELATED CONTRACTS

Event Contract

(e.g. conference, wedding, tour)
unable to proceed

- Deposit cannot be automatically forfeited
- Fair treatment of deposit, taking into account any expenses incurred by service provider



CERTAIN SECURED LOAN FACILITIES

Small & Medium Enterprise

unable to repay secured loan

- No enforcement of security (i.e. over commercial or industrial property, plant or machinery used for business) located in Singapore
- Court and insolvency proceedings disallowed



HIRE-PURCHASE & CONDITIONAL SALES AGREEMENT

Hirer/Buyer

unable to pay instalment

- Goods used for commercial purposes cannot be repossessed
- Court and insolvency proceedings disallowed



Bankruptcy & Insolvency

The Act also increases the monetary thresholds and time limits for bankruptcy and insolvency. This will help individuals and businesses in a very difficult environment.

What do I have to do?

A Notification for Relief is required. Details on how to obtain relief and the process to resolve disputes are available at www.mlaw.gov.sg/covid19-relief.