

MAS NOTICE 115B (AMENDMENT) 2020

Issued on: 5 April 2020

RESIDENTIAL PROPERTY LOANS

Introduction

- 1 For presentational purposes, the amendments in this document are compared against the version of MAS Notice 115B of 17 February 2020.
- 2 This document shall be interpreted as follows:
 - (a) Text which is coloured and struck through represents deletion which will not appear in the untracked version of MAS Notice 115B last revised on 5 April 2020 which is published on MAS' website www.mas.gov.sg ("Published Version"); and
 - (b) Text which is coloured and underlined represents insertion which will appear in the Published Version.
- 3 The amendments reflected in this document shall take effect on 6 April 2020.
- 4 This document is to be used for reference only. In the event of discrepancies between the amendments in this document and the Published Version, the Published Version shall prevail.



MAS NOTICE 115B

17 February 2020

[Last revised on 5 April 2020](#)

NOTICE TO DIRECT INSURERS
INSURANCE ACT, CAP 142

RESIDENTIAL PROPERTY LOANS

1. This Notice is issued pursuant to section 64(2) of the Insurance Act (Cap. 142) (the “Act”) and applies to all direct insurers.

1A. The expressions used in this Notice shall, except where the context otherwise requires, have the same meaning as in the Act or paragraph 30 of MAS Notice 115.

2. For the purposes of paragraph 20A of MAS Notice 115, for the period beginning on the effective date of this Notice and ending six months after the date the Ministry of Health announces its revision of its risk assessment of the Disease Outbreak Response System Condition to “Green” in respect of COVID-19, paragraph 3 of MAS Notice 115 does not apply to any existing credit facility that is for the purchase of, or is otherwise secured by Residential Property and any existing Re-financing Facility, if all of the following conditions are met: residential properties, where —

(a) upon the Borrower’s request, the loan repayment terms have been changed to defer, for a period (referred to in this paragraph as the “deferral period”), the repayment of —

(i) the principal or any part of it; or

(ii) both principal and interest or any part of the principal, interest or both because of the bank’s assessment that the borrower’s financial position has been, or is likely to be, affected by COVID-19, and where there are no other factors that would cause the bank to doubt the borrower’s repayment ability; and

(a)(b) under the loan repayment terms that have been changed in accordance with sub-paragraph (a), no interest is charged on the deferred repayment of interest (where applicable);

(b)(c) the cumulative deferral period for which the loan repayment terms are changed does not exceed 12 months.

2A. For the purposes of paragraph 20A of MAS Notice 115, paragraphs 21 to 24AB of MAS Notice 115 do not apply to any existing credit facility that is for the purchase of, or is otherwise secured by Residential Property and any existing Re-financing Facility (referred to in this paragraph as the “relevant facility”), if all of the following conditions are met:

(a) upon the Borrower’s request, the loan repayment terms have been changed to defer, for a period (referred to in this paragraph as the “deferral period”), the repayment of —

(i) the principal or any part of it; or

(ii) both principal and interest or any part of the principal, interest or both;

- (b) under the loan repayment terms that have been changed in accordance with sub-paragraph (a), no interest is charged on the deferred repayment of interest (where applicable);
- (c) the cumulative deferment period does not exceed 12 months;
- (d) the Borrower requested to extend the tenure of the relevant facility;
- (e) the extended tenure of the relevant facility does not exceed the sum of the maximum tenure that would have been applicable under paragraphs 21 to 24AB of MAS Notice 115 but for this paragraph, and the cumulative deferment period;
- (f) the Borrower's requests mentioned in sub-paragraphs (a) and (d) are made during the period beginning on 6 April 2020 and ending six months after the date the Ministry of Health announces its revision of its risk assessment of the Disease Outbreak Response System Condition to "Green" in respect of COVID-19.

2B. For the avoidance of doubt, the references to a "Borrower" in paragraphs 2 and 2A include a Borrower who had committed to a Debt Reduction Plan.

2C. For the purposes of paragraph 20A of MAS Notice 115, paragraphs 21 and 23 to 24AB of MAS Notice 115 do not apply to any Re-financing Facility a bank may grant (referred to in this paragraph as a "relevant Re-financing Facility"), where —

- (a) the tenure of any credit facility or Re-financing Facility, granted to the Borrower at any time prior to the grant of the relevant Re-financing Facility had been extended by a period ("extension period") in accordance with paragraph 2A; and
- (b) the tenure of the relevant Re-financing Facility does not exceed the sum of the maximum tenure that would have been applicable under paragraphs 21 and 23 to 24AB of MAS Notice 115 but for this paragraph, and the extension period referred to in sub-paragraph (a).

3. This Notice takes effect on 18 February 2020.