

## **MAS NOTICE 128A (AMENDMENT NO. 3) 2020**

Issued on: 6 November 2020

### **COMPUTATION OF TOTAL DEBT SERVICING RATIO FOR PROPERTY LOANS**

#### **Introduction**

1 For presentational purposes, the amendments in this document are compared against the version of MAS Notice 128A issued on 17 February 2020 and last revised on 5 May 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 128A last revised on 6 November 2020 which is published on MAS' website [www.mas.gov.sg](http://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 9 November 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 128A

17 February 2020

Last revised on ~~6 November 5 May~~ 2020

NOTICE TO DIRECT INSURERS  
INSURANCE ACT, CAP 142

### COMPUTATION OF TOTAL DEBT SERVICING RATIO FOR PROPERTY LOANS

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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 2 of MAS Notice 128.

[MAS Notice 128A (Amendment) 2020]

2. For the purposes of paragraph 22(c) of MAS Notice 128 for the period beginning on the effective date of this Notice and ending ~~on 8 November 2020 (both dates inclusive) 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 (hereinafter referred to in this Notice as the “End Date”)~~, paragraphs 3, 6 and 21B of MAS Notice 128 do not apply to any credit facility that is for the purchase of, or is otherwise secured by Property and any Re-financing 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 “deferment 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 date on which the option to purchase was granted or where there is no option to purchase, the date of the sale and purchase agreement is prior to 6 April 2020.

[MAS Notice 128A (Amendment) 2020]

[MAS Notice 128A (Amendment No. 2) 2020]

[MAS Notice 128A (Amendment No. 3) 2020]

- 2A. For the purposes of paragraph 22(c) of MAS Notice 128 for the period beginning on 9 November 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 (hereinafter referred to in this Notice as the “End Date”) (both dates inclusive), paragraphs 3, 6 and 21B of MAS Notice 128 do not apply

to any credit facility that is for the purchase of, or is otherwise secured by Property and any Re-financing 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) where the loan repayment terms have been changed to defer the repayment of the interest or any part thereof in accordance with sub-paragraph (a)(ii), no interest is charged on the deferred repayment of interest unless the Borrower has requested that the amount of interest for which repayment is deferred should be regarded as part of the principal amount of the loan;
- (c) the cumulative deferral period does not exceed 36 months.

[MAS Notice 128A (Amendment No. 3) 2020]

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

[MAS Notice 128A (Amendment) 2020]

[MAS Notice 128A (Amendment No. 2) 2020]

[MAS Notice 128A (Amendment No. 3) 2020]

~~2B2C.~~ For the purposes of paragraph 22(c) of MAS Notice 128 for the period beginning on 6 May 2020 and ending on 8 November 2020 (both dates inclusive)~~the End Date~~, paragraphs 3 and 6 of MAS Notice 128 do not apply to any Re-financing Facility that a direct insurer may grant, where the date on which the option to purchase was granted or where there is no option to purchase, the date of the sale and purchase agreement, is prior to 6 April 2020.

[MAS Notice 128A (Amendment No. 2) 2020]

[MAS Notice 128A (Amendment No. 3) 2020]

2D. For the purposes of paragraph 22(c) of MAS Notice 128 for the period beginning on 9 November 2020 and ending on the End Date (both dates inclusive), paragraphs 3 and 6 of MAS Notice 128 do not apply to any Re-financing Facility that a direct insurer may grant.

[MAS Notice 128A (Amendment No. 3) 2020]

3. This Notice takes effect on 18 February 2020.

\* Notes on History of Amendments

1. MAS Notice 128A (Amendment) 2020 with effect from 6 April 2020.

2. MAS Notice 128A (Amendment No. 2) 2020 with effect from 6 May 2020.

3. MAS Notice 128A (Amendment No. 3) 2020 with effect from 9 November 2020.