

PAM PRACTICE BUREAU

CATEGORY F: Other Legislation (Covid 19 Temporary Measures Act, CIPAA, Companies Act, Employment Act, etc.)

No.	DATE	INQUIRY	RESPONSE FROM TEAM
1.	4 February 2021	The recent Covid19 Act has granted a blanket extension of time for handing over VP & etc. for projects regulated under HDA. How would the developer go about it for non-HDA projects? How should we advise our clients?	<p>We refer to your query regarding <i>non-HDA projects on Covid-19 Act'</i> dated 4 February 2021 and write to note the following:</p> <p>1. Since the project is non-HDA, the Sales and purchase agreement will usually be drafted by a lawyer with agreement from both developer and purchaser. As we are not provided with a copy of the SPA or contract for the project, we are unable to advise the developer on how they should apply for an extension.</p> <p>2. Nevertheless, we would suggest that your developer refer to the SPA to ascertain if there are any provisions for extending the VP period and also check if the above SPA is affected by any NEW LAWS affecting the development or their compliance with any existing, written law. However, please note that the developer may have to obtain consent from their purchasers to extend the period to deliver VP.</p> <p>Generally, though, we would advise that the developer consult their lawyer who drafted the SPA for the above non-HDA project on the options available.</p>