



OFF CAMPUS ACCOMMODATION RESOURCES



ABOUT SINGAPORE / NUS

NUS is located near Clementi and Kent Ridge MRT stations

Direct bus to campus from Clementi & Buona Vista
95, 95B, 96, 96B

Direct Internal Shuttle Buses to Kent Ridge Campus & Bukit Timah Campus

Picture: lta.gov.sg

Disclaimer: The information and contacts provided above by serve only as a guide. They do not represent endorsement, recommendation, warranty or guarantee by NUS. Students are advised to be vigilant and carry out due diligence when looking at rental properties.

THINGS TO NOTE

1. NUS is located in the western part of Singapore (District 5), surrounded by housing estates such as Clementi, Buona Vista, Jurong, and Holland Village. There are a variety of accommodation options available, depending on your needs and budget.
2. When searching for a home, do keep these tips in mind:
 - Start your housing search at least **two months** before classes begin, so that you have enough time to find a place that meets your needs and budget.
 - If you are based overseas, it is best to **finalise your housing** before arriving in Singapore.
 - Stay alert and carry out the necessary checks to avoid falling victim to rental scams.

USEFUL LINKS:

1) Check Real Estate Agent and their property transactions.
[Council of Estate Agencies \(CEA\) Public Register](#)

2) [Stay updated on Rental Scam](#)

3) Download ScamShield ([Apple](#)/[Android](#))

Before signing a Letter of Intent (LOI) or placing a good faith deposit, familiarise yourself with the eligibility conditions and guidelines for renting HDB flats and private residential properties.

Government Resources:

[Renting an HDB flat](#)

[Renting a private residential property \(e.g. condominium\)](#)

Renting in Singapore

<https://singaporeglobalnetwork.gov.sg>



APARTMENT SEARCHING

- Search for property (via known/reputable websites)
- Public Housing (HDB)/Private Condos OR Private Student Hostels
- Decide whether to engage an agent (Agent fee = Generally, 0.5 month rent for 1-year lease and pro-rata for shorter lease)



VIEWING

- Confirm what furnishings and appliances are included before renting
- Check for proximity to public transport, malls, hawkers, grocery.
- Check rooms and appliances for damage, and confirm repair or replacement details before LOI
- Ask about guest/cooking policies
- Make offer and negotiate if viewing is acceptable



LOI (LETTER OF INTENT)

- Letter of Intent
- Sign LOI once confirmed rental, submit good faith deposit (1 month of agreed upon rent)
- The deposit will be forfeited if you decide not to rent after the LOI is signed
- State clearly the tenancy period and monthly rental amount. Terms & conditions of the tenancy are negotiable



TA (TENANCY AGREEMENT)

- Tenancy Agreement
- Pay Rental Stamp Duty (Tax) (0.4% of total rent.) (Monthly Rent X Number of Months X 0.004 = Stamp Duty)
- Read over TA, should clearly state who is responsible for utilities, wifi, repairs, aircon servicing
- Rental duration and amount, deposit paid



MOVING-IN

- Confirm move in Date
- Key collection
- Take picture or video of any damages or stains to avoid potential dispute on deposit return



LIVING

- Pay utilities
- Report to agent of broken items or any wear & tear timely
- Send pictures and messages as proof
- Take note of wear and tear



MOVING OUT

- Plan departure timeline to coincide with end of lease
- Check in with landlord/agent on move out date and facilitate return of deposit

✓ DO's

- Search via reputable websites
- Verify the identity of the property agent via the CEA website

✗ DON'Ts

- Social media listings without verifications
- View property that is not the one being rented

✗ DON'Ts

- Pay deposit before viewing
- Be pressured to sign any paperwork

✓ DO's

- Ensure you can register the location you rent
- Negotiate terms & conditions before signing the Tenancy Agreement

✗ DON'Ts

- Sign contracts that have excessive penalty clauses
- Rent from Landlords who refuse to put agreement in writing

✓ DO's

- Document all your communications attempts (e-mails, calls, messages). Shows good faith effort and protects you legally.

✓ DO's

- Take good care of property and amenities
- Be a responsible and considerate tenant

✗ DON'Ts

- Offset the last month of rent by paid deposit without landlord's approval
- Check-out without formal handover

TYPES OF ACCOMMODATION

Not sure which type of accommodation best suits your needs and budget? Explore [accommodation resources](#) to find the option that’s right for you.

Factors	HDB	Private Condo
Lease Flexibility & Conditions	Minimum 6-month lease (governed by HDB regulations).	Allows shorter leases with a minimum stay of 3 months, subject to landlord agreement.
Location & Accessibility	Most areas offer convenient access to public transport, shops, and community amenities, though this may vary by location.	Quieter or more exclusive areas; accessibility to public transport and amenities varies by location.
Lifestyle & Amenities	Accessible to basic amenities, such as markets and hawker centres	Includes pool, gyms, better privacy and security.
Cost	Lower rental cost.	Higer rental cost.

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