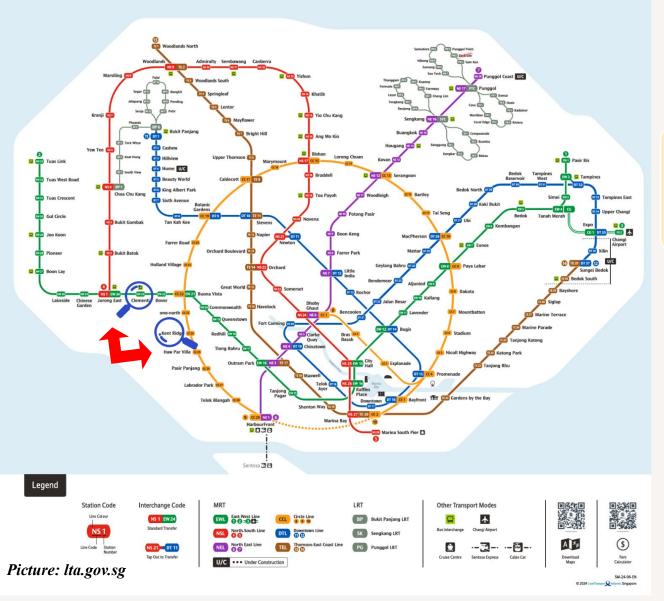


# OFF CAMPUS ACCOMMODATION RESOURCES

## System Map



# **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

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

- 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 1year 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)

=6

- · Letter of Intent
- Sign LOI once confirmed rental, submit good faith deposit (I 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 iare 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



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

## **X**DON'Ts

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

### **X**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



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



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



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



- 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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