

Finding Accommodation in Singapore

Background:

The housing rental market in Singapore has seen continuous increase in pricing since the beginning of 2021. In 2022 alone, rental prices for private housing have increased nearly 30%. It is important to understand that aspect of the rental market of Singapore when looking for a short-term accommodation option on the island. Furthermore, landlords are currently looking for longer term lease for their property. Hence it is more and difficult to find landlords willing to rent out rooms or units for 6-month period. In 2023, it is not uncommon nowadays to see room rentals prices 2000 SGD and above a month per room as it has become the market rate in many districts of the city.

Co-living space and short-term rental:

With the above conditions in mind, while it might still be possible to secure a room or a unit through “traditional” rental channels (i.e real estate agents), we would recommend students to seek accommodation option with co-living space companies for short-term rental (6 months and under). They offer flexible arrangements and most often they do include utilities and services (like housekeeping) in the monthly fees. This would also provide you with ease of mind during your stay in Singapore as you would not have to manage the opening and closing of utilities account for example.

Before end of April 2024, EHL will provide a few co-living space providers that you may contact for more information if you wish to view or rent their units that are available.

Rental of an entire flat or room:

As described earlier, the rental of a flat or a room for a 6-month period through a real estate agent is also possible. Here are some recommended ways for you to search for an available unit / flat in Singapore:

1) Through a Real Estate Agent

A real estate agent will be able to assist you in

- a. Searching for available listings based on your needs, and
- b. Providing consultation service should you require help to read through lease agreements to ensure the clauses are reasonable before signing it, or help with paying stamp duty (small fee imposed to officialize renting of unit).

Note that the above will be chargeable and this cost is borne fully by students who require the service. All transactions and dealings are managed between the student and the real estate agent. EHL Campus (Singapore) will not be able to intervene.

2) Obtain the rental listing from a reliable source (online)

Property Guru (<https://www.propertyguru.com.sg/>) is one of the most used online platforms in Singapore for real estate listings.

Here are a few points that you should take note of:

- Ensure you are dealing with a real estate agent that is registered with CEA (Council for Estate Agencies).
 - o All registered property agents have a unique CEA registration number e.g. R123456A. This must be displayed with their names on their estate agent cards that must be worn when they meet clients and shown on advertisements that they put out.
 - o you can verify his/her details via the Public Register on the [CEA website](#) or CEA@SG mobile app (available for download on the Apple App Store and Google Play Store).
- To officialize the lease agreement, a stamp duty must be paid by the tenant. The agent will usually assist you with the process.
- The tenant will have to put down a security deposit with the landlord (usually one month of rent) as well as pay a commission fee to the property agent (one month rental normally)
- In case of an entire flat rental from the landlord, the tenant will have to open and close utility accounts accordingly, the typical utilities to consider are electricity, water, gas and telecommunications (internet, phone).
- In case of an entire flat rental from the landlord, the tenant will also be responsible to do air-conditioning servicing on your own expenses and cleaning of the premises when returning the unit to the landlord. Always do refer to the terms and conditions in the lease agreement.

A list of accommodation options and real estate agent contact will be provided before end of April to all students coming for Mobility Semester.

Should you require advice or assistance, please contact Student Affairs at sta.sg@ehl.ch.