



ACCOMMODATION IN SINGAPORE A FACTSHEET

International students can choose to rent apartments on their own or apply for suitable student accommodation with several private student hostel service providers available in Singapore, such as Yo:HA hostel at Pearl's Hill (Chinatown area), DWELL Hostel (Selegie) and so on. If you prefer to rent a private apartment, you can engage the services of property agents to help you with such arrangements. Please note that you will need to pay an agent fee if you engage their services.

IMPORTANT NOTE

The accommodation options and operators listed below have no affiliation with SMU whatsoever, and do not represent an endorsement by SMU in any way. The contract or tenancy agreement is made solely between the student and hostel management or owner, and SMU is unable to mediate in the event of a dispute. Students are to make sure that they have practiced due care and diligence prior to committing to the contract or tenancy agreement and making any payment.

These are some of the things to look out for:

Rent - This includes the rental amount of the unit, rental deposit, security deposit, administrative charges, agent fees for service rendered, etc.

Location - Check whether the apartment is conveniently located, any safety issues, and if public transport, grocery stores, food outlets or banks are easily accessible.

Period of lease - The lease of a unit is normally for a year unless otherwise informed. Landlords of private apartments usually ask for up to three months' rent as deposit. Short term lease may be available but usually at a higher rental. Please check with the hostel or private accommodation provider on the terms and conditions for the contractual period, in order to avoid possible disputes for termination of stay.

Feedback and/or Complaints - The [Consumers Association of Singapore \(CASE\)](#) is a non-profit, non-governmental organisation that is committed towards protecting consumer's interest through information and education, and promoting an environment of fair and ethical trade practices.



Public Housing

The vast majority (more than 80%) of Singaporeans live in public housing: high-rise flats developed by the Housing Development Board (HDB). These homes are in housing estates, where most are developed self-contained neighbourhoods with schools, supermarkets, clinics, shopping and food centres, community centres, sports and recreational facilities. Popular neighbourhood estates include places like Ang Mo Kio Town, Toa Payoh, Clementi, Bishan, Hougang, Woodlands, Punggol and Tampines.

Public housing in Singapore is generally not considered as a sign of poverty or lower standards of living, as compared to public housing in other countries. Although they are cheaper than privately built homes in Singapore, they are also built in a variety of quality and finishes to cater to middle and upper middle-income groups.

Property prices for the smallest public housing can often be higher than privately owned and developed standalone properties (Townhouse, apartment unit etc.) in other developed countries after currency conversion. Even though most residents live in public housing, very few are below the poverty line. An average HDB 3-bedroom apartment would cost from S\$400,000 – S\$600,000 in the open market.

1.1. Market rental rates

The HDB provides [rental statistics](#) which helps to give tenants an idea of much they can expect to pay for rental in different locations and flat types.

Private Housing

In Singapore, “Condominium” or “Condo” are terms used for housing buildings with some special luxury features like security guards, swimming pools or tennis courts. Due to variance in facilities provided, location, and age, the rental rates of condominium units can vary over a wide range but can be expected to be more expensive than HDB units in comparable locations.

There are a few online marketplaces which help connect tenants with property owners, for various accommodation types. Students are encouraged to conduct due diligence and research before taking on any commitment.

Student Hostel



Students may also apply for accommodations directly with off-campus private hostel operators. These hostels can cater to a wide range of budgets and living needs, including providing rooms for short stays (daily rates) to long-term contracts (yearly rates).

Currently, SMU has tied up with [yo:HA @ Pearl's Hill](#). Facilities includes basketball court and badminton court, whilst gym and BBQ pits are bookable but excluded from rent and separately charged. The hostel is a short 5-mins walk to the nearest Chinatown MRT and public bus-stops.

HOW TO APPLY

All applicants who are interested to stay in [yo:HA @ Pearl's Hill](#) can now fill in and submit the application (e-Form) via the following links [Housing Portal](#).

The allocation of rooms is at the discretion of the University and subject to the disposition and needs of applicants. Allocations will result in students of various age and cultural backgrounds being accommodated together in shared units, a reflection of SMU's diverse student population. Subject to availability and first-come-first-serve basis.

Note: All applications for rooms must be done through SMU directly in order to be valid. If you apply directly through [yo:HA @ Pearl's Hill](#), you will not be considered for any contract terms that we have negotiated as a group jointly under SMU. If in doubt, please contact us at smuhostel@smu.edu.sg before you make any booking.

Recommended Hostels

[yo:HA @ Pearl's Hill](#)

[yo:HA @ Henderson](#)

[yo:HA @ Evans](#)

[Dwell Student Living](#)

[The Keystone](#) (*click to view more*)

Other Hostels

[YMCA International House](#)

[Novena Hall](#)

[Oxfordcaps](#)