

Frequently Asked Questions (FAQs)

Accommodation Information and Referral Service

1. Does Newcastle Australia Institute of Higher Education (NAIHE) provide student accommodation?

No. Newcastle Australia Institute of Higher Education (NAIHE) does not own, operate, or manage student accommodation. Singapore Student Central provides an Accommodation Information and Referral Service to help students explore accommodation options and connect directly with recommended accommodation providers.

2. How can I request accommodation assistance?

You may contact Singapore Student Central via email and provide:

- Full Name
- Student ID (if available)
- Program of Study
- Expected commencement trimester
- Expected arrival date in Singapore
- Preferred accommodation type (if known)
- Estimated monthly accommodation budget

Our team will then provide information on available accommodation options.

3. When should I start looking for accommodation?

We recommend that you begin your accommodation search as soon as you have accepted your offer and confirmed your plans to study in Singapore. Starting early gives you more options and sufficient time to make arrangements before your arrival.

4. What types of accommodation are available?

Accommodation options may include:

- Co-living spaces

- Shared apartments
- HDB room rentals
- Condominium room rentals
- Studio apartments

Availability and suitability will vary depending on budget, location, and lease requirements.

5. How much does accommodation typically cost in Singapore?

Rental prices in Singapore vary significantly depending on the type of accommodation, location, and building type (HDB vs. condominium).

- **Shared rooms** are typically the most affordable option, ranging from **S\$500 to S\$1,200 per month**, depending on whether the unit is an HDB flat or condominium.
- **Private rooms and studio apartments** generally cost more, ranging from **S\$900 to S\$3,500 per month**.
- **Condominiums** typically command higher rental rates than **HDB flats** for the same room type, due to additional facilities (e.g., pool, gym, security).

These are estimated ranges only. Actual prices depend on location, proximity to MRT stations or campus, and current market conditions. We recommend verifying current listings via property portals (e.g., 99.co, PropertyGuru) or NAIHE's partnered housing providers.

6. Do you have further information on the room rental?

Prices are estimates and may vary based on location, proximity to MRT/campus, unit condition, and market fluctuations. Students should verify current rates via property portals or licensed agents.

Estimated Monthly Rental Costs in Singapore (SGD)

Accommodation Type	Estimated Monthly Rent (SGD)
Shared Room (HDB)	S\$500 – S\$900

Accommodation Type	Estimated Monthly Rent (SGD)
Shared Room (Condo)	S\$700 – S\$1,200
Private Room (HDB)	S\$900 – S\$1,500
Private Room (Condo)	S\$1,200 – S\$2,000
Studio Apartment (Condo)	S\$2,000 – S\$3,500
Whole HDB Flat (3–4 room)	S\$2,500 – S\$4,000
Whole Condo Unit (1–2 bedroom)	S\$3,000 – S\$5,500+

7. Will NAIHE book accommodation on my behalf?

No. Students are responsible for contacting accommodation providers directly, submitting applications, and making their own accommodation arrangements. The Institute does not reserve rooms, submit applications, or make bookings on behalf of students.

8. Can NAIHE recommend a specific accommodation provider?

Singapore Student Central may provide a list of recommended accommodation providers; however, the Institute does not endorse or recommend one provider over another.

Students should conduct their own assessment and choose the accommodation that best meets their needs and preferences.

9. What should I consider before signing an accommodation agreement?

Before committing to any accommodation, you should:

- Understand the rental amount and payment schedule.
- Check the lease or license period.
- Review cancellation and refund policies.
- Confirm what utilities and services are included.
- Understand any house rules or accommodation policies.

- Clarify check-in and check-out procedures.

If you are unsure about any terms, seek clarification from the accommodation provider before signing.

10. How can I protect myself from accommodation scams?

Accommodation scams are unfortunately common, especially for students searching online before arriving in Singapore. Before making any payment, take the following precautions:

- ✅ **Verify the provider's legitimacy** — Check that the landlord, agent, or platform is genuine. For property agents, you can verify their registration via the [Council for Estate Agencies (CEA) Public Register].
- ✅ **Request proof of ownership** — For HDB flats, ask for proof of ownership or authorisation to rent out the unit. A licensed property agent can help verify this on your behalf.
- ✅ **Get written confirmation** — Ensure your booking is confirmed in writing (email or formal agreement), not just via text or verbal agreement.
- ✅ **Review the rental agreement carefully** — Read all terms, including deposit conditions, notice periods, and included utilities, before signing.
- ✅ **Keep receipts for all payments** — Always request and retain proof of payment for deposits, rent, and any other fees.
- ✅ **Be wary of deals that seem "too good to be true"** — Prices significantly below market rate are a common red flag for scams.
- ✅ **Never transfer money before verifying the property** — Avoid paying deposits or rent for accommodation you haven't seen (in person or via a live video call) or confirmed as legitimate.
- ⚠️ **Exercise caution with online listings** — Be especially careful with accommodation advertisements found on social media, forums, or unverified websites, as these are common platforms for scams targeting international students.

If something feels wrong, don't proceed.

If you're ever unsure about a listing or provider, reach out to Student Central before making any payment:  Singapore-StudentsCentral@newcastle.edu.au

Important Disclaimer

The Accommodation Information and Referral Service is provided for the convenience of students only. Newcastle Australia Institute of Higher Education (NAIHE) does not own, manage, endorse, inspect, or guarantee any accommodation provider. All accommodation arrangements are made directly between the student and the accommodation provider, and students are responsible for reviewing and accepting all accommodation terms and conditions.