

Wondering what properties to rent in Singapore as a foreigner?



Here's what you need to know

Due to the strict rules and regulations, it is not very easy for foreigners to buy property in Singapore. Moreover, some expatriates moved to Singapore with no intention to live in Singapore for the long term. As a result, they mostly prefer to rent a place instead.

Rules for long-term rental in Singapore

- **Private properties**, the minimum rental period is 3 months
- **Public properties**, the minimum rental period is 6 months

Renting Public Properties

HDB flats/Executive Condominiums (EC) before their 10-year restriction period:

For foreigners (non-Malaysian)

- Min rental period: 6 months (whole unit/ bedroom)
- Max rental period: 3 years
- Subjected to the Non-Citizen Quota for Renting Out of Flat

No. of tenants allowed:

Flat type	Renting of flat	Renting of bedroom(s)	
	Max. no. of tenants allowed in each flat*	Max. no. of bedroom to be rented out	Max. no. of occupants in a flat*
1-2 Rooms	4	Owners are not allowed to rent out any rooms	
3 Rooms	6	1	6
4-5 Rooms	6	2	6

**Include flat owners, authorised occupiers, and tenants*

Check out HDB's website for their [Market Rental Rates](#) tool that will show you the rate of HDB flats rented out in the past year

Average HDB flats rental in Singapore (3rd quarter 2022)

Area	Type of housing average rental/month (SGD)					
	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	Executive
Central	-	*	SGD 3,700	SGD 4,800	SGD 5,300	-
Northeast	-	*	SGD 3,400	SGD 4,000	SGD 4,500	SGD 4,200
West	-	*	SGD 3,500	SGD 4,300	SGD 4,600	SGD 5,000
East	-	*	SGD 3,500	SGD 4,200	SGD 4,500	SGD 4,600
North	-	*	SGD 3,200	SGD 4,200	SGD 4,300	SGD 4,800

* Indicates that there are less than 20 rental transactions (Source: [HDB Singapore](#))

Average Private Properties rental rates in Singapore

Area	Type of housing average rental/month (SGD)			
	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Central	8,500	9,000	12,000	15,000
Northeast	5,000	6,000	8,000	10,000
West	6,500	7,500	9,500	12,000
East	4,000	5,000	6,000	8,000
North	2,000	4,000	5,000	6,000

Note: All information stated in this document is compiled from various sources and for general reference only.

Information stated is subject to changes dependent on market trends.

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