

## Accommodation (NUS MBA Onboarding)

Moving to Singapore for your MBA can feel overwhelming, especially when you are arranging housing from overseas. This page summarises the main accommodation pathways available to NUS MBA students, what each option is suitable for, and the key rules and deadlines you must follow.

If you are unsure which option to choose, start with the **Quick Guide** below, then read the relevant section carefully.

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### 1) Quick guide: choosing the right accommodation

#### A) If you are coming **alone** or with a **spouse/partner**

You may consider:

- **On-campus** housing (UTown Residence or Kent Vale Residence) — *available only to full-time international students holding a Student Pass, or*
- **Off-campus** housing — either self-sourced, or through our **Keystone Residences** partner option.

#### B) If you are coming with **family (beyond a couple)**

Most options in Singapore (including student residences) are not designed for families. For NUS MBA:

- **Kent Vale Residence (entire apartment only)** is the only option among the listed choices that can accommodate families.
- All other options (UTown Residence and Keystone) are suitable for **student only** or **student + spouse/partner**.
- Otherwise, students should plan to **self-source off-campus housing**.

#### **Orientation date (reference for arrival planning): 29 July 2026**

We recommend arriving early enough to settle housing, complete check-in, and adjust to Singapore before the programme begins.

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### 2) Off-campus accommodation

Off-campus housing is the most flexible option, and it may suit students who prefer more privacy, want to live in a specific neighbourhood, or are arriving with family.

You may either:

1. **Self-source** a rental (most common), or
2. Apply for our partner option at **Keystone Residences** (subject to availability and rules below)

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## A) Keystone Residences @ Holland Village

(Address: Jalan Hitam Manis or Chip Bee Gardens)

Keystone is a private off-campus accommodation partner we secured for NUS MBA students. It is located near Holland Village MRT, which offers a convenient commute to NUS Business School.

### What it is like

Keystone's accommodation is organised as **2-storey shared townhouses**, where each townhouse has **4 fully furnished bedrooms** and shared living spaces such as a kitchen, laundry area, and outdoor yard space. The bathroom configuration may vary depending on the townhouse assigned. The arrangement is designed for students who are comfortable sharing common areas while having their own private bedroom.

To provide an overview of the townhouses at The Keystone Holland Village, here is a [property guide](#) and a [3D House Tour](#). You can also visit this [website](#) for more information.

### What is included

Your rent is **all-inclusive**, which means you do not need to separately arrange Wi-Fi, utilities, or weekly housekeeping.

### Room types and cost

Room Type	12-Mo Stay (FH*)
Balcony Room A	\$1,807
Balcony Room B	\$1,807
Standard Room	\$1,714
Compact Room	\$1,612

\*FH (Full House): Booking one (1) townhouse (4 rooms)

## Eligibility

Keystone is **open to all NUS MBA students**, including Student Pass and non-Student Pass holders.

## Commitment and payment rules (very important)

- **Stay duration:** 12 months commitment
- **Security deposit: S\$2,200**
- **Monthly rent due date:** Rent is due **by the 20th of the preceding month**
- **Early termination: No refund of any rent paid and no refund of the security deposit** if students terminate early
- **Extension beyond 12 months:** Inform Keystone **2–3 months in advance** so they can check availability and advise the prevailing rental rates

## Group requirement (read before applying)

- Students **must form a group of 4** to occupy an entire townhouse.
- Your group must **pre-agree who takes which room type**, because room rates differ.

## Move-in guidance

- Standard move-in is **self check-in from 2:00 PM onwards**.
- Earlier move-in during operating hours may be possible if the room is ready.
- After-hours move-ins (including midnight) are allowed, but if there is an access issue, Keystone may not be able to assist immediately. If possible, plan to move in during the scheduled hours.

## Availability

- We have **10 townhouses** available under this arrangement (subject to take-up).

## Key dates

- Keystone internal grouping / details submission form: **13 May – 31 May 2026**  
Link: [https://docs.google.com/spreadsheets/d/1FinyMi1MQMmKFuYTNrA2nOR\\_AOGIoyhOGPrs8tICdS8/edit?gid=1285068611#gid=1285068611](https://docs.google.com/spreadsheets/d/1FinyMi1MQMmKFuYTNrA2nOR_AOGIoyhOGPrs8tICdS8/edit?gid=1285068611#gid=1285068611)

## Couples

For students staying with partners, a 10% partner fee will be applied on top of the monthly rent.

## Pets

Pets may be allowed upon request, subject to all housemates being comfortable with the arrangement. Please refer to the [Pet Liability Acknowledgement Letter](#) for further details.

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## B) Self-source off-campus housing

If you self-source, you will be renting directly from landlords or private housing operators. This option offers the widest range of budgets and locations, but it also requires the most effort, especially if you are arranging viewings from overseas.

**Neighbourhoods commonly chosen by students near NUS** These areas are generally popular due to commute convenience:

- Pasir Panjang
- Buona Vista
- Clementi
- Ghim Moh
- West Coast
- Holland / Dover

## Housing platforms & providers to consider (non-exhaustive)

- PropertyGuru: <https://www.propertyguru.com.sg>
- Hmlet: <https://www.hmlet.com/en/singapore>
- Lyf (coliving): <https://coliving.com/s/Singapore>
- Commontown: <https://www.commontown.co/en/house-list/sg/all>
- Cove: <https://cove.sg/>
- Coliwoo: <https://coliwoo.com/studio-apartment-rental/>
- University Living: <https://www.universityliving.com/singapore/city/singapore>
- Assemblage Student Lodge: <https://www.assemblage.com.sg/>
- CasaMia: <https://www.casamia.co/>

- The Assembly Place: <https://www.theassemblyplace.com/>
- Xacco: <https://xacco.co/>
- Westwood Hostel: <https://westwoodhostel.com.sg/chancery-court/>
- Habyt: <https://www.habyt.com/room/singapore/singapore>
- Homey: <https://homey-coliving.com/>

### **Student community channel**

Many students also use peer-to-peer channels to find roommates or take over rooms:

- WhatsApp group: **“NUS Househunters”**  
Join link: <https://chat.whatsapp.com/HdA6vBxWRPMHXOJXzpCNrN>

### **Practical tips before you sign anything**

To reduce misunderstandings and protect yourself:

- **View the actual unit** (or arrange a trusted live video viewing) before you commit.
- Read the contract carefully. Pay special attention to:
  - early termination clauses
  - repairs/maintenance responsibilities
  - restrictions (pets, smoking, visitors, home business, etc.)
- At handover/move-in, inspect thoroughly and **take photos/videos** of existing defects.
- If sharing with housemates, agree upfront on:
  - rent split and payment method
  - cleaning and house rules
  - how utilities are shared
  - what happens if someone moves out early

### **Important disclaimer (self-sourced housing)**

Other than **Keystone Residences**, **Kent Vale Residence**, and **UTown Residence**, the providers listed above are shared as general references only. NUS MBA **does not endorse** them and **will not be liable** for disputes arising from private rental arrangements.

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### 3) On-campus accommodation (Student Pass holders only)

On-campus accommodation can be convenient because it is close to campus and managed under official housing rules. However, availability is limited and allocation depends on demand.

#### Eligibility

These on-campus options are **only open to full-time international students holding a Student Pass**:

- **UTown Residence (UTR)**
- **Kent Vale Residence (KVR)**

#### Allocation method

Where applications exceed availability, **balloting** will apply.

#### Internal grouping / details submission form

- **13 May – 31 May 2026**  
Link: [https://docs.google.com/spreadsheets/d/1FinyMi1MQMmKFuYTNrA2nOR\\_AOGloyhOGPrs8tICdS8/edit?gid=1584420379#gid=1584420379](https://docs.google.com/spreadsheets/d/1FinyMi1MQMmKFuYTNrA2nOR_AOGloyhOGPrs8tICdS8/edit?gid=1584420379#gid=1584420379)  
(Please ensure you enter your details in the correct sheet.)
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### A) UTown Residence (UTR)

(Address: 36 College Avenue East, North Tower, #02-211/212, Singapore 138600)

UTown Residence is a popular on-campus option with apartment-style accommodation. Students generally choose UTR for convenience, campus access, and a structured residential environment.

#### NUS MBA allocation for UTR (limited availability)

For intake 2026, NUS MBA has been allocated:

- **35 beds** for **UTR Studio Apartments**
- **30 beds** for **UTR Twin Sharing**

Please note: allocation is still subject to demand and application outcomes. Where demand exceeds supply, balloting will apply.

## Room types and costs

Room type	Weekly rate (SGD)	Total (SGD)
UTR Studio Apt <b>with AC</b>	571.00	20,561.45
UTR Studio Apt <b>non-AC</b>	549.00	19,769.45
UTR Studio <b>twin-sharing with AC</b>	286.00	10,301.45
UTR Studio <b>twin-sharing non-AC</b>	275.00	9,905.45

Air-con charging: Pay-as-you-use by purchasing credit. Approx. S\$2.74–S\$4.12/day (based on 10-hour usage), about S\$0.343/kWh.

## Stay period

- From **25 July 2026** until **08 May 2027**
- **Excludes** the December 2026 vacation stay period (dates will be determined by the UTR Housing Office)
- **No extension allowed**

## Key rules you must note

- **Studio apartment with spouse:** Marriage certificate is required.
- **Twin-sharing rooms:** You must find your own roommate and submit a complete pair in the submission form between **13 May – 31 May 2026**.  
A room will **not** be allocated unless a complete roommate pair is submitted.
- **Commitment & payment:** You must commit to **2 semesters** and make a **non-refundable upfront payment** for both semesters upon accepting the offer.
- **Early check-out:** No refund for remaining stay if you check out early.
- **Cooking:** Light cooking is allowed.
- You must read and comply with the official housing agreement and rules.
  - [Demerit Point Structure \(DPS\) for Housing Offences](#) (effective 9 Jan 2026)
  - [Housing Agreement](#) (effective 21 Mar 2025)

For questions on rules/regulations, contact your hostel office or resident staff.

## Hostel Application Exercise (official UTR application)

Students apply via the [University Hostel Management System \(UHMS\) portal](#). Note that you will need your **NUS ID** to log in.

- **Application fee:** S\$27.75 (non-refundable)
- **Round 1:** 10 – 18 June 2026 (application), 26 June – 2 July 2026 (allocation results)
- **Round 2:** 24 June – 1 July 2026 (application), 9 – 14 July 2026 (allocation results)
- **Room allocation and offer acceptance:** Students will receive an email with their assigned room and payment details. Follow the instructions in the email to confirm your accommodation. Pay the full accommodation fee for two semesters upon acceptance.

### Important selection note for MBA students

Although the portal may show many residence options, MBA students can only select:

- **UTR Twin Sharing**, and/or
- **UTR Studio Apartment**

### Move-in guidance

For more information on the check-in procedure, please refer to this [guide](#).

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## B) Kent Vale Residence (KVR)

(Address: 121 Clementi Road, #01-19, Singapore 129802)

Kent Vale Residence is an on-campus apartment option that is suitable for students who prefer a quieter residential environment and more space. It is also the only listed option that can accommodate families—**only when renting the entire apartment**.

To provide an overview of the rooms and facilities at Kent Vale Residence, please refer to this [guide](#).

### What NUS MBA has secured

- **10 apartments** at Kent Vale Residence
- Each apartment has **3 bedrooms** (1 master + 2 guest rooms)

### Who it suits

- Students who can form a group of **3** (one student per room), **or**
- Students arriving with family who wish to rent the **entire apartment** (subject to allocation rules)

## Key rules and deadlines

- **Apartment allocation requires full occupancy:** All 3 rooms must be filled for the apartment to be allocated (unless renting the entire unit as a family).
- Housemates should have approximately the **same intended check-out period**, because the unit is allocated as a full apartment.
- Your group must **pre-agree who takes which room type**, because room rates differ.
- **Minimum occupancy period: 6 months**
- **Termination: 1 month's notice** required
- **Reservation deadline:** Rental will be billed in 6-month blocks and must be paid upfront at least one month before the start of each period. Rental confirmation will be issued upon receipt of payment. Payment must be made by **30 June 2026**.
  - Payment details will be sent via email upon successful allocation.

## Costs & utilities

<b>Kent Vale (1) Apartment</b>	<b>Master Bedroom</b>	<b>Guestroom 1</b>	<b>Guestroom 2</b>
\$7,175	\$2,870	\$2,153	\$2,153
\$7,325	\$2,930	\$2,198	\$2,198
\$7,485	\$2,994	\$2,246	\$2,246

- **Wi-Fi:** Not included (students must subscribe to their own broadband)
- **Utilities:** Capped at **S\$400 per month**; any excess will be shared proportionately according to rental share

## Move-in guidance

- All MBA students sharing the **same apartment unit** are required to check in and check out within one week of one another
- Upon arrival, please proceed to the Front Desk for check-in. The Front Desk operates 24 hours a day for key collection.

## Pets

Pets are allowed with registration (recommended to keep it to 1 pet, maximum 2), and is subject to all housemates being comfortable with the arrangement. Please refer to page 11 & 12 of the

[house rules](#) for more information.

## Residency terms and procedures

Please refer to [Kent Vale's Residency Terms and Procedures](#) for more information.

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### 4) Key deadlines at a glance (2026 intake)

Internal grouping / details submission forms

- Keystone + On-campus grouping forms: **13 May – 31 May 2026**

UTown Residence (UTR) Hostel Application Exercise

- Round 1: **10 – 18 June 2026 (Application)**  
: **26 June – 2 July 2026 (Allocation Results)**
- Round 2: **24 June – 1 July 2026**  
: **9 – 14 July 2026 (Allocation Results)**
- Application fee: **S\$27.75 (non-refundable)**

Kent Vale payment deadline (if allocated)

- Full payment deadline: **30 June 2026**

Programme reference date

- Orientation: **29 July 2026**
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### 5) Accommodation comparison (MBA Intake 2026)

Factors	UTown Residence (UTR) – On-campus	Kent Vale Residence (KVR) – On-campus	Keystone Residences @ Holland Village – Off-campus partner
Best for	Students who want <b>maximum campus convenience</b> and a structured NUS housing environment (especially if they can commit through the academic year).	Students who want <b>more space / quieter environment</b> , and those who can form a <b>group of 3</b> ; also the <b>only listed option that can accommodate families</b> (entire apartment).	Students who want <b>all-inclusive, move-in-ready living</b> near NUS with predictable bills, and who can form a <b>group of 4</b> for a townhouse.

<b>Factors</b>	<b>UTown Residence (UTR) – On-campus</b>	<b>Kent Vale Residence (KVR) – On-campus</b>	<b>Keystone Residences @ Holland Village – Off-campus partner</b>
<b>Eligibility</b>	<b>Only</b> full-time international students <b>holding a Student Pass.</b>	<b>Only</b> full-time international students <b>holding a Student Pass.</b>	<b>Open to all NUS MBA students,</b> including <b>non-Student Pass</b> holders.
<b>Location / commute</b>	UTown, NUS campus.	121 Clementi Road (on/near campus).	Holland Village area (near Holland Village MRT; convenient commute to NUS Business School).
<b>Housing format</b>	Apartment-style: <b>Studio Apartment</b> (single) or <b>Studio Twin-Sharing</b> (shared).	<b>Apartment</b> with <b>3 bedrooms</b> (1 master + 2 guest rooms).	<b>2-storey shared townhouse</b> with <b>4 furnished bedrooms</b> + shared living spaces (kitchen/laundry/yard; bathroom configuration varies).
<b>Privacy level</b>	Studio = high; Twin-sharing = shared bedroom arrangement.	Private bedroom within a 3-room apartment; shared common areas.	Private bedroom; shared common areas in townhouse.
<b>Group / roommate requirement</b>	<b>Twin-sharing requires you to find your own roommate</b> and submit a complete pair (or no allocation). Studio does not require a roommate.	<b>Must fill all 3 rooms</b> to allocate the apartment (unless renting entire unit as a family).	<b>Must form a group of 4</b> to occupy an entire townhouse; group pre-agrees room types.
<b>Stay period / commitment</b>	<b>25 Jul 2026 – 08 May 2027, excluding Dec 2026 vacation</b> (dates TBC by UTR). <b>No extension.</b> Must commit to <b>2 semesters.</b>	<b>Minimum 6 months.</b> Housemates should have similar check-out timing because it's allocated as a full apartment.	<b>12 months commitment.</b> Extension possible (inform 2–3 months in advance; rates may change).

Factors	UTown Residence (UTR) – On-campus	Kent Vale Residence (KVR) – On-campus	Keystone Residences @ Holland Village – Off-campus partner
<b>Upfront payments &amp; financial risk (important)</b>	<b>Non-refundable upfront payment for both semesters</b> upon accepting offer. Early check-out: <b>no refund</b> for remaining stay. Application fee <b>S\$27.75</b> (non-refundable).	To confirm reservation, <b>full payment for intended duration</b> by <b>30 Jun 2026</b> (if allocated). Termination requires <b>1 month’s notice</b> .	<b>Security deposit S\$2,200</b> . Early termination: <b>no refund of rent paid</b> and <b>no refund of deposit</b> . Rent due <b>by 20th of preceding month</b> .
<b>Cost transparency / what bills look like</b>	Weekly rates listed; air-con is <b>pay-as-you-use</b> (credit purchase).	Apartment cost shown by bedroom type; <b>Wi-Fi not included; utilities capped at S\$400/month</b> , excess shared.	<b>All-inclusive rent</b> (utilities, Wi-Fi, weekly housekeeping included).
<b>Indicative pricing</b>	<b>Weekly rate / Total:</b> Studio w AC: <b>S\$571 / S\$20,561.45</b> ; Studio non-AC: <b>S\$549 / S\$19,769.45</b> ; Twin-sharing w AC: <b>S\$286 / S\$10,301.45</b> ; Twin-sharing non-AC: <b>S\$275 / S\$9,905.45</b> . Air-con approx <b>S\$2.74–S\$4.12/day</b> (10-hr usage), <b>S\$0.343/kWh</b> .	Monthly apartment totals shown (examples): <b>S\$7,175 / 7,325 / 7,485</b> per apartment; split as Master <b>S\$2,870–2,994</b> and Guest rooms <b>S\$2,153–2,246</b> (per month). Utilities cap <b>S\$400/month</b> ; Wi-Fi separate.	Monthly room rates (12-month stay): <b>Balcony Room A/B S\$1,807; Standard S\$1,714; Compact S\$1,612</b> . (Full House = booking all 4 rooms.) Students staying with partners, a <b>10% partner fee</b> will be applied <b>on top of the monthly rent</b> .
<b>Furnishing / move-in readiness</b>	On-campus housing; students follow official housing procedures (details via check-in guide link in portal).	On-campus; check-in via Front Desk (24 hours) for key collection.	Rooms are fully furnished; <b>weekly housekeeping</b> , Wi-Fi/utilities included; <b>self check-in from 2:00 PM</b> onwards (after-hours allowed but

<b>Factors</b>	<b>UTown Residence (UTR) – On-campus</b>	<b>Kent Vale Residence (KVR) – On-campus</b>	<b>Keystone Residences @ Holland Village – Off-campus partner</b>
			support may be delayed if issues).
<b>Cooking</b>	<b>Light cooking allowed.</b>	Allowed	Allowed
<b>Spouse / partner</b>	Studio apartment with spouse: <b>marriage certificate required.</b>	Families possible <b>only when renting entire apartment</b> (also works for couples).	Student can rent with partner but not families.
<b>Family (beyond a couple)</b>	Not designed for families.	<b>Yes, only if renting entire apartment.</b>	Not suitable for families beyond a couple.
<b>Pets</b>	No.	<b>Pets allowed with registration</b> (recommended 1, max 2).	Allowed on request.
<b>Application / key dates (2026 intake)</b>	UHMS application fee <b>S\$27.75. Round 1: 10–18 Jun 2026; Round 2: 24 Jun – 1 Jul 2026. Move-in from 25 Jul 2026.</b>	Internal grouping/details submission form: <b>13–31 May 2026</b> . If allocated, <b>full payment by 30 Jun 2026</b> .	Internal grouping/details submission form: <b>13–31 May 2026</b> .
<b>Allocation certainty</b>	<b>Balloting</b> if demand exceeds supply; limited MBA allocation (35 studio + 30 twin-sharing beds).	Allocation depends on limited apartments secured (10 apartments) and ability to fully occupy units (unless family rents entire apartment).	Limited to <b>10 townhouses</b> (subject to take-up) and requires groups of 4.