学生

城

租房
热

新加坡管理大学和南洋艺术学院进驻，加上经济复苏吸引外国人才来新加坡工作，带动了勿拉士峇沙一带房子的租赁市场。

屋主和经纪告诉记者，如今要把房子租出去，容易多了。

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拉士峇沙一带学府林立，俨然成了“学生城”，也因此带动了附近的公寓出租市场。

据了解，租金与3年前相比增长了5%左右，与5年前相比更多出约一成，租金的增幅介于150元至200元之间。

恒地产业咨询有限公司（OrangeTee）经纪谭丽芳提出这些数字时也指出，那一带的租房市场好转，不仅仅是因为学生多了，也是经济好转吸引更多外国专才到新加坡工作的缘故。租房子的学生主要来自中国、印度、缅甸、柬埔寨、印尼等。

不过，租房市场好转，比较显著的效应并不在租金方面，而是出租房子比较快，找租户比以前容易多了。过去可能至少要一个半月的时间才能找到租户，现在只要两个星期时间。

苏雅山一带的房子月租介于1600元至2000元之间，一般由4个学生合租。明古连街和密尔駁路的服务公寓月租较高，但是仍有较富裕的学生租用。

柏林顿广场（Burlington Square）一个双卧房单位月租要1800元，水电费另计。金光大厦（Sunshine Plaza）的双卧房单位月租2200元左右，单卧房单位也要1600元左右。

一些较富裕的学生甚至选择住乌节路和马里安那――一带比较旧的公寓。“较新的公寓学生可能住不起；较旧的公寓，虽然租金比苏雅山高，但仍然有学生住得起。”

苏雅山一带至少有20座私人公寓。一些学生也住在小印度，甚至大巴士和碧山一带的组屋。租金一般介于900元至1500元之间。

地点适中环境清幽

谭丽芳说，早在新大和南艺搬到勿拉士峇沙以前，苏雅山一带就有很多学生居住，因为在实利路和密尔駁路附近有很多私立学校，如莱佛士商学院、英华资讯、新加坡商学院、TMC学院等。

“学生喜欢这里的主要原因是地点适中，去哪里都方便，而且环境相当清幽，适合念书生活。”

但有一些业主不喜欢租给学生住。谭丽芳说，很多学生的学生证有效期只有半年，业主得经常与学生联络，确保他们持有有效证件。

“另一个原因是，学生毕竟年轻，没有照顾好房子的责任感，把房子弄得很糟。有一次，一个屋主拿回房子时，简直认不出自己的房子了。”

公寓销售潜能仍不高

目前，新大有3800名学生，外国学生占了约600名。南艺也有约600名外籍学生，约占学生总数的三分之一。新大计划未来5年把学生人数提高到6000人，加上拉萨尔――新航艺术学院也即将搬来，以及勿拉士峇沙一带不少私立学校有很多外籍学生，所以来苏雅山一带的公寓应会更吃香。

但尽管租赁市场看好，谭丽芳指出，学生和外国专才一般只是租，不会买，所以苏雅山一带的公寓销售潜能仍然不高。
Rental in the Bras Basah area has taken a good turn. Not only are there lots of students, the good economy has attracted a lot of foreigners to come to Singapore to work. Students renting rooms mainly come from China, India, Indonesia etc.

Rooms are now easier to rent. It takes around two weeks to rent room. Rental for the Mount Sophia area falls between $1600 to $2000 per month, typically with four students sharing rent.

Some of the more well-of students have chosen to rent some of the older condos on Orchard Road. Although the rent there is higher than the rent at Mount Sophia, some students can still afford.

The Mount Sophia area has at least 20 private condos. Some students also stay at Little India and even Toa Payoh. Rental in these areas are around $900 to $1500.

According to spokesperson from OrangTee, even before SMU and NAFA moved in, there were already many students living in this area because of the many private schools in the area. Students like the area because it is convenient, environment is relatively relaxed and suited for a studying lifestyle.

Some landlords however do not like to rent to students. Many students' student pass is only for half a year. Landlords need to keep constant contact with the students to monitor their student pass status. Another reason is also because students are young and may not look after the rooms properly and make a mess of it.

Presently, SMU has 3800 students with 600 foreign students. NAFA has 600 foreign students making up one-third of their total student population. SMU plans to increase the student population to 6000 in five years time. With LaSalle-SIA and more private schools coming up, there will be more students in the area making good prospects for condos in the area.

Still, however good the rental picture looks, the OrangTee spokesperson said that students and foreigners typically only rent and do not buy.