

10TH EDITION
2022/23

RESIDENTIAL LEASING GUIDE

Settling
In 10

Getting
Around 20

Hard
Truth 34

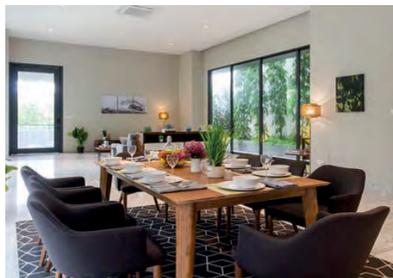




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KNOWING SINGAPORE

Moving to another country; whether on a short- or long-term assignment, is not easy. LandPLUS is mindful that no relocations are the same and each individual's needs and requirements are different. Moreover, Covid has made it more complex.

LandPLUS helps to navigate lockdowns and changing social distancing regulations as well as to secure a home away from home in a competitive market like in Singapore. All this is possible with our professional team, who have built trust and acquired strong support from our partners- corporate companies, property owners and peers in the industry to allow us to provide a seamless customer journey experience.

OUR COMPANY

Our Core Values

Doing well is as important as how the goals are achieved. LandPLUS endeavors to see that all members adhere to a high standard of social and ethical responsibilities. If in doubt, LandPLUS team members are asked to carry out the business conduct test laid out in our office manual.

Our Achievements

- 1999 – General Brokering house
- 2008 – Agency Franchise Model
- 2010 – Singapore largest Corporate Leasing Team
- 2013 – Destination Service Provider
- 2015 – Serviced Apartment Book
- 2016 – Immigration Service and Tenancy Management
- 2018 – Honourable Mention Partnership Award by RMC
- 2018 – Best DSP Finalist
- 2019 – Consultant Choice Award
- 2019 – Elite Partner Recognition
- 2020 – Outstanding Insight Award
- 2020 – Elite Partner Recognition
- 2021 – Bright & Beginners Award
- 2021 – Relocation Service Excellence Award
- 2021 – Elite Partner Recognition

In this edition, we highlight quick facts about Singapore, our day to day living norms and surprises, hawker culture and how to navigate around Singapore including outdoor places where you can chill out. This leasing guide continues to provide information on different housing options and guidelines on managing your tenancy. Hopefully this will help our clients to adapt quickly.

2021 is a difficult year but LandPLUS team has once again punched above its weight and received acknowledgement from two Relocation Management Companies where one has awarded LandPLUS as the Best Destination Service Provider outside America.

“ My personal thanks to all at LandPLUS for the excellent teamwork, commitment and thank you for all the support and trust from all our customers. ”



Lili Heng
Managing Director



LIAN HUAT
FURNITURE RENTAL

CHOOSE LIAN HUAT FURNITURE RENTAL
FOR A SMOOTH AND FUSS-FREE
LEASING EXPERIENCE



QUALITY FURNITURE AT REASONABLE RATES

Lian Huat Furniture Rental is a homegrown brand with rich and deep heritage spanning more than five decades. Over the years, we've made a name for ourselves in Singapore and abroad by providing high-quality rental furniture at reasonable prices.

Our business began as a humble, family-run furniture shop in the 1960s. With the support of our loyal customers and a committed team of staff, our inventory has expanded to feature more than 500 items, leased by a wide range of MNCs, relocation agencies, and professionals from all walks of life.

These days, the COVID pandemic is high on our minds. If hygiene is high on your priority list, you'd be pleased to know that every piece of furniture returned to our warehouse is carefully cleaned and disinfected before it is allowed to enter its new home. In fact, we constantly refresh our inventory so it is not unusual for our customers to be first-hand users of our appliances and furniture.

Now that the hygiene box is firmly-checked, here's another reason to lease furniture from us: Renting instead of buying furniture is a great way to do your part for the environment. By re-using well-maintained appliances, you'll be one step closer to leading a more sustainable lifestyle.

Why not visit our showroom at Kaki Bukit to find out more, or drop us an email to kick-start a conversation? We can't wait to meet you!

In this business, providing reliable furniture that works is a basic expectation. We regularly go beyond. In fact, what really sets us apart from others is the warm, responsive, and professional service we offer.

Whether it's a trusty washer you'd like for the new condo or a baby cot for your fussy infant, you can trust us to take care of you like family. Relocating can sometimes feel overwhelming. But we're here to help guide you along with insightful leasing choices so you have everything you need to thrive in your new home.



Your Home Away From Home

with Far East Hospitality Serviced Residences

Discover your second home at our 8 exclusive Serviced Residences in Singapore's best neighbourhoods.

Be it an interim solo business trip or family relocation with pet stay, choose from our wide selection of well-designed apartments and experience our homegrown world-class hospitality service.

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Far East Plaza Residences | Oasia Residence Singapore | Orchard Parksuites | Orchard Scotts Residences
Regency House | Village Residence Hougang | Village Residence Robertson Quay | Village Residence West Coast

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- Dedicated and experienced leasing team
- Thoughtful and hassle-free services
- Variety of housing types for short- or long-term stays
- 24-hour maintenance careline

START YOUR LEASING JOURNEY WITH 5 SIMPLE STEPS

1



Send in an enquiry

2



Your dedicated consultant will get in touch with you

3



View shortlisted homes that meet your needs

4



Receive your tenancy agreement

5



Check-in to your new home

CONDOMINIUMS



CLUSTER HOMES



BUNGALOWS



CONSERVATION TERRACES



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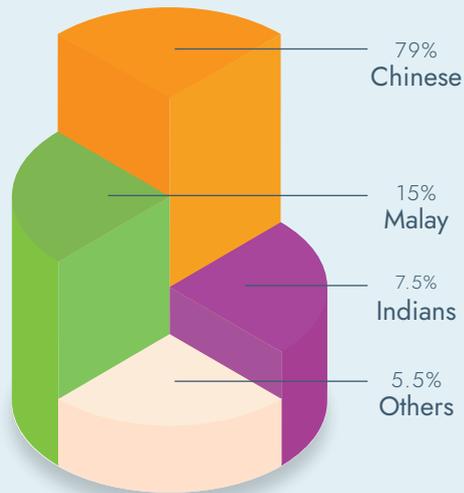
SINGAPORE

known as Republic of Singapore, a sovereign city-state

Founded By
Sir Stamford
Raffles
Founded In
1819

Nicknames
★ The Little Red Dot
★ The Asian Tiger
★ Lion City
★ The Garden City

MULTI - RACIAL
MULTI - RELIGION
MULTI - CULTURE



LANGUAGES



Humidity
70%
80%

Climate
30 - 32
degree celsius

Natural Resources
PEOPLE

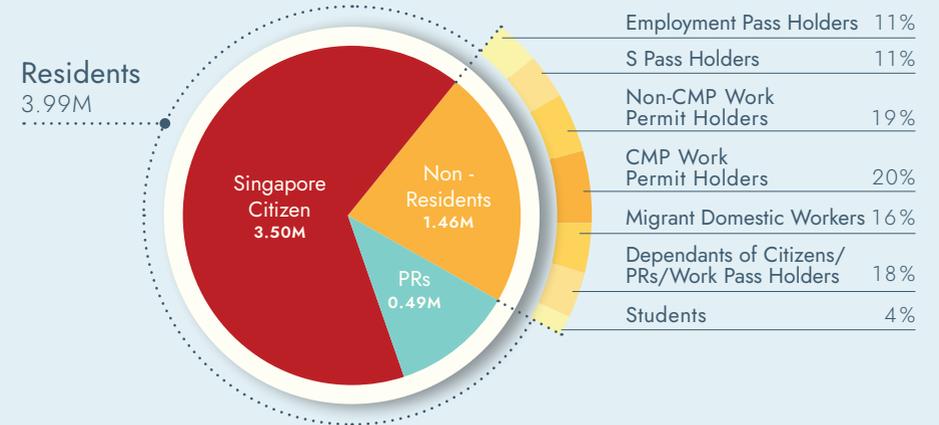
LAND GROWTH

Singapore's land area through the years



SINGAPORE STATISTICS

TOTAL POPULATION: 5.45M



Foreign Workforce Numbers

PASS TYPE	DEC2016	DEC2017	DEC2018	DEC2019	DEC2020	JUNE2021
Work Permit (Skilled & Semi-Skilled)	992,700	965,200	972,600	999,000	848,200	834,300
Work Permit (Foreign Domestic Workers)	239,700	246,800	253,800	261,800	247,400	245,600
Work Permit (Construction, Marine Shipyard and Process)	407,500	360,700	355,700	370,100	311,000	304,200
Other Work Passes	28,300	30,700	32,100	34,700	32,200	31,700

WHAT DRIVES SINGAPORE'S ECONOMY?

- ✓ Home to over **200 banks**.
- ✓ **Regional hub of choice** for many global financial services firms.
- ✓ **Other significant contributors:** medical technology, aerospace engineering, clean energy, healthcare and content development.

CULTURE SHOCK!

SURPRISES TO SOME EXPATRIATES

MALAY

is Singapore official national language.

SINGLISH

is a language, mixed of English with Malay, Tamil and dialects (Hokkien/ Teochew/Cantonese).

Tap water

is drinkable at room temperature.



Singapore **drivers** are always in a hurry. Don't be surprised if some do not give way.

90% of the food produce are **IMPORTED**



“CHOPE”

to reserve your seats when eating out at food centres by placing tissues or umbrella on the table.

UMBRELLA

is for rainy days and sunny days. Skin care is important so you don't see Asians swimming on a hot and sunny day!



HEAVY BREAKFAST

like rice and noodles are common.

Meals

are typically beige or brown. There is lesser green.



Air con

in malls and offices are amazingly too cold for comfort.

It is affordable and very convenient to **travel** from Singapore to any country.



Public **toilet**, where hygiene is not a priority.

Singaporeans do not usually have a **DRESS CODE** Smart casual is good enough to go-by for many events. Laughably, there is always one uncle who shows up in a polo tee even for a formal event; like at a wedding.



Chickens are sold with feet and heads attached. Chicken are not deboned if you try any of our chicken dishes.



Norms in Singapore

SAFETY

Leaving bags and laptops on table to order food, to visit the toilet or walking alone at late night. But... low crime doesn't mean no crime.

WORKFORCE

Elderly workforce in fast food are common sights.

NOT ABOUT WHO COME FIRST

Queuing and it's not about who comes first. It's about how fast you get in the line.

ACCENT

Learn Singlish and Singaporean accent. Vice a verse, English native speakers need to change the way he or she speaks to be understood.

FOOD OBSESSION

It can be a huge Topic. Varieties of food is wide. Spoilt for choices for restaurants and cafes selection.

DOMESTIC HELPER

Many household have a lived-in maids.

STRICT LAWS

Drug trafficking is death penalty; Censorship; Confiscation of phone for drink driving.

CREATIVITY VS ACADEMIC

Academic seems more focused.

OUR PEOPLE'S HABIT

Eating and speaking loudly; Living with parents; Salutations of aunty and uncle.



STRANGE LAWS!

- You can't walk around naked in your own home.
- Private social gathering of any size, in homes or public spaces, not allowed under new law.
- Corporal punishment is practised.

CHINESE NAME!

Learn how to pronounce Chinese names...,
XiuYu, XuenXiong, WaiKeong, Stella Tze.



PACKAGES!

Food and beverage are mostly packed in plastic bags.



NO FOUR SEASONS!

There are no four seasons, no reference to season when remembering events.

SINGLISH!

Saying wa... instead of wow and the verb can be both a question and an answer.



QUEUES!

Long queues for everything.. from Hello Kitty, food and even buying properties !

INTENSIVE HEAT!

Can be harsh for gardening and outdoor sports.

Settling - *in*

EXPENSIVE!

Grocery and hardware can be expensive. Fruits and Vegetables are expensive.



NO CATCALL!

You don't get catcall even if you look amazingly beautiful.



HOUSING IS EXPENSIVE!

A 2-bedroom apartment can easily cost about \$2mil or rental at \$3,400 per month.



STRAIGHTFORWARD!

They may openly ask questions about almost anything like your appearance, the weather, etc.

Getting used to being asked...

- How much is your salary?
- How much did you pay for your bag?
- What is your name? How old are you?
- Is your hair real? Did you dye them?
- Are your eyelashes fake?

NATIONAL DAY!

Zealous patriotism are shown during National Day.



MOST POPULAR LOCAL DESSERT & SNACKS

• Vadai

Vadai (sometimes spelt as “vada” or “bada”) is a type of savoury fried snack from India. Prawn vadai is popular and other varieties include ikan billis, grago, vegetable, chilli, onion, etc.



• Onde-Onde

Onde-onde are made with pandan (screwpine leaf) infused dough and filled with Gula Melaka or palm sugar and coated in grated coconut. The green-coloured glutinous rice balls are one of the popular traditional kue.



• Kueh Salat

The luscious kaya (coconut & egg) custard is intensely creamy, layered with the glutinous rice which will form a gastronomic party in mouth.



• Ice Kachang

Ais kacang, literally meaning “bean ice”, is a common Malaysian dessert. Dig through its mountain of syrupy shaved ice to uncover a base of palm seeds, jelly, red beans and sweet corn.



• Bubur Cha Cha

Bubur cha cha is a coconut milk dessert which is popular for its quirky name and beautiful colours. Serve with mixture of taro, sweet potatoes, pearl sago, black eyed peas, yam and tapioca jellies.



• Chendol

Chendol is an iced sweet dessert with droplets of green rice flour jelly, coconut milk and palm sugar syrup.



• Pulut Hitam

A sweet dessert served with soft black glutinous rice, sugar and coconut milk.



• Tau Suan

Dessert soup made with split mung beans, served in thick and gooey sweet soup and best eaten with Chinese fried crullers.



Hawker centres

On 16 Dec 2020, Hawker Culture in Singapore was successfully inscribed as Singapore's first element on the **UNESCO Representative List of the Intangible Cultural Heritage of Humanity**. The nod promotes and preserves fragile culture, traditions, skills, and knowledge integral to a particular place.

The origins of Hawker Culture in Singapore can be traced back to **the mid-1800s**, when the first street hawkers would ply the streets selling an array of food offerings. Back then, street hawkers took up the trade to earn a livelihood. Some of the oldest hawkers started their practice in the 1960s. Many specialize in a particular dish, refined over many years, and transmit their recipes, knowledge and skills to younger family members or apprentices.

Today, there are **more than 110 hawker** centres located across Singapore and hawker centres have become a social space that embraces people from diverse socioeconomic backgrounds. They play a crucial role in enhancing community interactions and strengthening the social fabric.

More importantly, both our wallets and our stomachs are happy because hawker centres offer excellent food at affordable or unbeatable prices. In which case, you can probably see why hawker centres remain such a hit.



Which is
the largest
hawker centre
in Singapore?

QUIZ

Chinatown Market built in 1981 to house the last of Chinatown's street hawkers. With around 700 stalls, it is Singapore's largest hawker centre and market today.



Buy or Lease a Car



Are Cars **REALLY** Expensive in Singapore?

COE quota premium: \$57,898 (Category A COE)
https://www.sgcarmart.com/new_cars/index.php

POPULAR CARS	PRICE INCLD COE
Mercedes-Benz A-Class Hatchback	SGD\$ 169,000
Volkswagen Golf Mild Hybrid	SGD\$ 154,900
Tesla Model 3 Electric	SGD\$ 113,245
Kia Cerato	SGD\$ 103,999
Toyota Raize	SGD\$ 102,000

CHOICES OF LEASING

- ✓ Long Term Car Leasing
- ✓ Daily Car Rental
- ✓ Commercial Vehicle Leasing
- ✓ Wedding Rental

BENEFITS OF LEASING

-  \$0 Downpayment required
-  No Ownership Risk
-  Buy Back Option
-  Comprehensive Insurance
-  Road Tax
-  Personal Accident Insurance Coverage
-  Full Maintenance and Servicing
-  Vehicle Pick-up and Delivery
-  Replacement Vehicle
-  Tyre and Battery Replacement
-  24-hour Roadside Assistance in Singapore and Malaysia



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OF CARS**



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PLANS**



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SINCE 1971**

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*"HIGHLY RECOMMENDED FOR ANYONE LOOKING TO LEASE A CAR
SHORT OR LONG TERM."*

"ENTIRE PROCESS WAS EFFORTLESS, TRANSPARENT AND INFORMATIVE."

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I WOULD HIGHLY RECOMMEND THEM!"*

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(+65) 9423 2747 (PETER YEO)

Driving Licences

STEP 1

Basic Theory Test Centre location

You may book for a BTT via e-appointment at any of the 3 driving schools. Test is to be taken in person:

- **Woodlands Driving Test Centre**
(<http://www.ssdcl.com.sg/>)
2 Woodlands Industrial Park E4
Singapore 757387.
- **Bukit Batok Driving Test Centre**
(<http://www.bbdc.sg>)
815 Bukit Batok West Ave 5
Singapore 659085.
- **Kampong Ubi Test Centre**
(<http://www.cdc.com.sg>)
205, Ubi Ave 4 Singapore 408805.

TIP

Advantage of going to Kampong Ubi Test Centre centre: Centre is close to the Traffic Police Headquarters so you can proceed over there to have do the licence conversion as soon as you pass your BTT.

One may prepare The Basic Theory Test (BTT) by doing e-trials as questions can be tricky.

Types of Driving Licences

Motor Cars : Clas 3 / 3A

Motorcycle : Class 2 / 2A / 2B

STEP 2

Conversion of Driving Licence

(after you have passed the test)

The applicant will need to go to the Traffic Police Headquarters to convert their driving licence at:

**10 Ubi Avenue 3
Singapore 408865.**

Things you will need:

- Original and a photocopy of your passport and NRIC/Entry Permit & Re-entry permit/ Employment Pass/Dependant Pass/Work Permit/Student Pass/Long Term Pass
- Original and a photocopy of your valid Qualified Foreign Driving Licence
- Fee is of \$50 (Cashcard/NETS payment Only)
- 1 matt finish passport-size colour photograph
- For Malaysia licence holders, an extract from JPJ Malaysia showing information of your driving record and licence information (obtained not more than 6 months before date of conversion)
- For Singaporeans and PR studying overseas for 1 year or more, please produce proof of stay in the country, e.g. Letter of Acceptance by the educational institution and the relevant student visa in the passport.
- For Singaporeans and PR employed overseas for 1 year or more, please produce Income Tax Returns or supporting documents from employers and the relevant employment visa in the passport.

TAKE NOTE

Applicant is required to watch the Road Safety video after getting the in-principle approval from Traffic Police test counters before the application can be processed. **The video will take about 30 mins to finish so we would recommend that you go to the Traffic Police Headquarters. Depending on the queue, the wait can be for 2 hours if there are 3 or more people in front of him.** You will receive an acknowledgement slip after you have put in your application and the actual driving licence can be collected 7–10 working days later.



Domestic Helper

COSTS FOR HAVING A HELPER

- Monthly salary of helper: \$600 and above
- Monthly levy: \$265 (\$60 with concession)
- Food: Helpers can either eat the same food as the employer or be provided with a food allowance of \$40 - 50 per week (advisable to be claimable with receipts)
- Insurance for security bond and medical (insurance: \$299.60 - \$373.50 for 2 years, medical: around \$40 - \$50 for 6 monthly)
- Agency Fee (each agency differs)
- Settling-In Program if FDW is working here for the first time (\$75)
- Work permit application (\$30)
- Work permit issuance (\$30)

TIMELINE FOR HIRING A HELPER*

- DAY 1** Register for EOP course. Apply Singpass account.
- DAY 5** Take EOP and pass exam.
- DAY 6** Agency to submit application for hiring of helper.
- DAY 9** MOM approves application (for first time employer, approval takes 3 - 5 working days)
- DAY 9** Agency to buy insurance (employer may choose own insurance, may take more time to be linked)
- DAY 10** Insurance is linked in MOM system
- DAY 11** E-issue of work permit of helper and Handover of helper

** assuming the selected helper is available for immediate transfer*

DOCUMENTS REQUIRED

- Singpass
- Passed Employer Orientation Program (EOP)
- Employment Pass and Dependent Pass
- Passports, Tenancy Agreement and Company offer letter

THINGS TO CHECK

- How many days off should I give?
- What is the easiest way to hire a helper?
- What are my responsibilities as an employer?

TIP

INTERVIEW QUESTIONS

- Religion
- Dietary Restrictions
- How long have you worked as a domestic?
- How long were you with your last employer?
- What are your current duties?
- Describe your typical working day
- What do you do on your day off?
- Are you ok with pets?
- When was your last trip home?
- Why did you leave your last employer?
- What did you least enjoy?
- What did you enjoy most about your last job?
- Have you worked with children? Ages?
- What do you do on your day off?
- Any medical condition I should be aware of? eg: asthma, allergies, migraines?

Singapore currently has ~ 70 international schools and kindergartens that teach in English. These have over 5000 full-time staff and about 50,000 students, according to the International School Consultancy, which provides data on the international school market. In spite of the global pandemic, Singapore plans for an increase in the number of incoming foreigners over the next 10 years. According to the Department of Statistics 2021, the current population of Singapore is 5.4 million people, with the resident population of Singaporeans and Permanent Residents being 4 million, and the rest foreigners.

The medium of instruction in local schools is English. Getting a place is extremely difficult for a foreigner as preference is given to Singaporeans and Permanent Residents. There are a plethora of international schools to choose from based on the needs of every family.

National Curriculum Schools

Choosing national curriculum schools ensures minimum disruption when transferring between countries. For older children it helps with easy entry to university in their home country.

International Curriculum Schools

Many expatriates are happy to immerse their younger children in an international curriculum where no nationality is dominant. Such schools offer a truly immersive melting pot and children learn to understand other cultures at a young age. The number of such international schools has increased over the years due to increased demand from expatriates. They exhibit a diverse mix of cultures with all students having equal footing and celebrating global festivals.

DID YOU KNOW?

International students in local schools constitute **4%** and Permanent Residents constitute **10%**. Similarly, Singaporean student enrolments constitute approximately **5%** of the total international school population. **8** out of **10** students in Singapore take private tuition in academic subjects.

Schools

PRIVATE INTERNATIONAL

- Anglo Chinese Secondary School
- Australian International School
- Brighton College (Singapore)
- Canadian International School
- Chatsworth International School
- Dover Court International School
- Dulwich College (Singapore)
- Etonhouse International School
- GESS Singapore
- Global Indian International School
- Hillside World Academy
- Hollandse School
- Hwa Chong International School
- International Community School
- Invictus International School
- ISS International School
- Lycee Francais De Singapour
- Middleton International School
- Nexus International School
- North London Collegiate School
- NPS International School
- One World International School
- Overseas Family School
- Razum International School
- Singapore American School
- Singapore Korean International School
- Sir Manasseh Meyer International School
- Stamford American International School
- St. Joseph's Institution International
- Swiss School in Singapore
- Tanglin Trust School
- The Japanese School Singapore
- The Perse School
- United World College of South East Asia
- XCL American Academy
- XCL World Academy



SCAN ME

School Address:

NLCS (Singapore) 130 Depot Road,
Singapore 109708

Contact Details

Email: enquiries@nlcssingapore.sg
Call +65 6955 1430
CPE Registration #: 201621489R
Period of Registration: 2019-07-25 to 2023-07-24



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GETTING AROUND



TAXIS & PRIVATE CAR RIDE



ComfortDelGro
Easily book taxi with Singapore's best-known cab companies, Comfort and CityCab.



Grab Superapp
Get an estimated fare and full details of your taxi driver, and rate the journey afterwards.



Gojek
This new ride-sharing app aims to get you around the city faster, cheaper and better.



TADA Ride Hailing
Another new app for hailing a ride, this one driven by blockchain.

TRAFFIC & PARKING



Parking.sg
Pay for parking using your mobile devices at all coupon parking car parks.



Checkpoint.sg Traffic Camera
Shows the traffic situation at the links between Singapore and Malaysia.



IChangi
Up-to-date arrival and departure info so, you'll never be too early at the airport.



gothere.sg
An idiot-proof transport guide for the best route from one spot to another.

PUBLIC TRANSPORT & NAVIGATION



SG Buses
Locate your next bus or identify buses & routes if you're lost with this user-friendly app.



MyTransport.SG
A transportation guide with bus routes, arrival times, taxi stands, traffic updates & more.



EZ-Link
Monitors your Ez-Link transactions and highlights available discounts.



SG Travel Guide
Rediscover a city of passion with a swipe of your fingertips.



Citymapper
Find real-time routes via bus, MRT, LRT, train, ferry, taxi, walking and cycling.



Singapore Maps
This app provides commute options and cost.

TAKE ME OUT kidding around

#1

Children's Garden at Gardens by the Bay



This place is always a hit with the kids. This is one of the biggest free outdoor playgrounds. Lush greenery is around you as its play elements are well integrated into the natural surroundings. There are 4 main play zones:

1. Water Play area
2. Toddler Playground
3. Rainforest Tree Houses
4. Adventure Trail

#2

Jurong Bird Park (Bird Paradise)



Jurong Bird Park (Bird Paradise) offers a haven for close to 3500 birds across 400 species. The park is famed for its large and immersive walk-in aviaries.

#3

Jacob Ballas Children's Garden



Photo Source : National Parks Board

This is the first garden in Asia dedicated to children. It's theme of 'Life on Earth Depends on Plants' aims to educate and instill a love for nature in children.

#4

Treasure hunt @ Geocaching



Global treasure hunt of people looking for caches, or hidden stashes of objects. It can be described as a series of hide-and-seek games, where hiders provide online clues for seekers. There are 969 geocaches around Singapore.

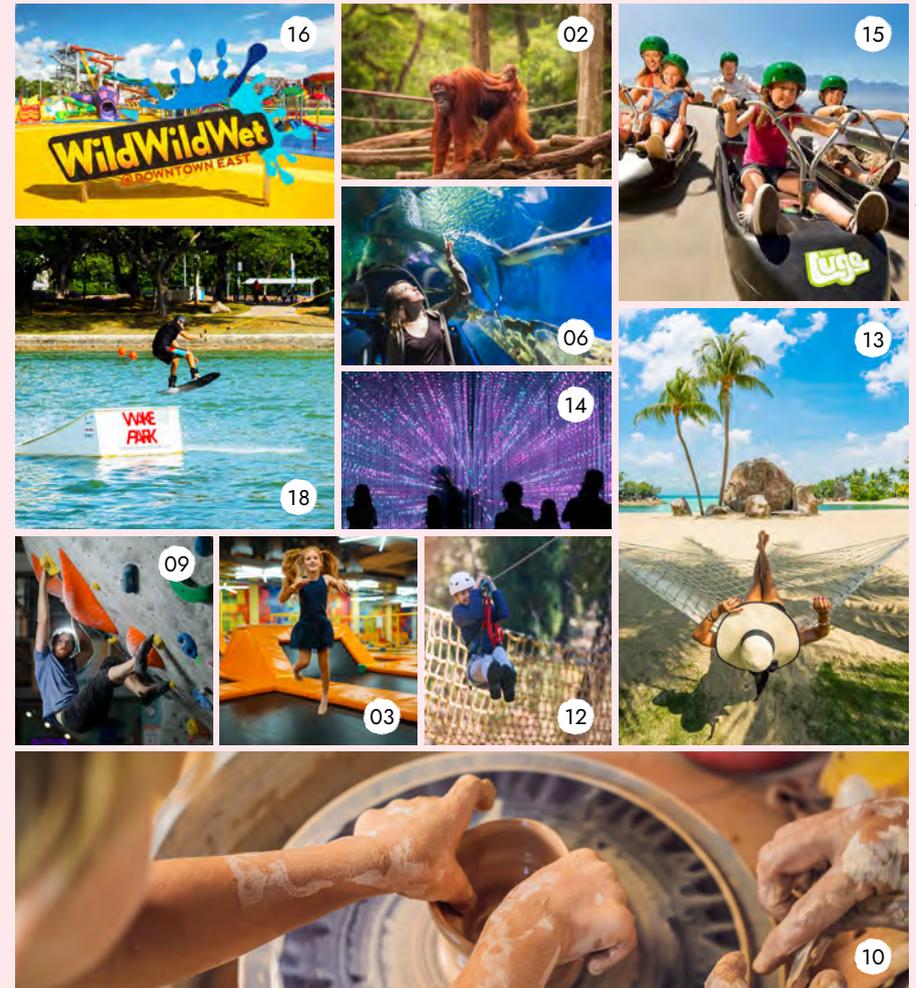


Photo Source : TrueHAB

20 GREAT ATTRACTIONS PLACES TO GO!

- | | |
|---|---------------------------------------|
| 01. Waka Waka by the Polliwogs | 11. Challenge Cubes |
| 02. Singapore Zoo | 12. Forest adventure, Bedok Reservoir |
| 03. Bounce at Cathay Cineleisure | 13. Sentosa beaches |
| 04. Adventure Cove Waterpark | 14. Art Science Museum |
| 05. Cool De Sac, Suntec City | 15. Skyline Luge |
| 06. SEA Aquarium | 16. Wild Wild Wet |
| 07. Diggersite Play Centre | 17. Kidzania |
| 08. Amazonia | 18. Wakeboarding at East Coast Park |
| 09. Onsight Climbing Gym | 19. Bike riding at Pulau Ubin |
| 10. Pottery Making (Goodman Ceramic Studio) | 20. Bungy Jump |

About Healthcare in Singapore

Moving to a new country is an exciting experience! Beyond setting up your home you will need to understand the health system and locate a GP family doctor's clinic.



The good news is that the standard of healthcare in Singapore is very high, with excellent facilities and world class expertise. All medical practitioners are strictly regulated by the Singapore Medical Council which issues permits to operate. The whole medical sector is well run with a high level of competence. You're in good hands!

VACCINATIONS

Recommended vaccines for Singapore and SE Asia may include:

- Diphtheria, tetanus and pertussis (whooping cough)
- Hepatitis A&B
- Measles, mumps & rubella
- Typhoid
- Tuberculosis
- HPV
- COVID-19
- Meningitis
- Seasonal influenza
- Rabies

Come and see us and we can advise.

SUN AND SKIN CARE

Repeated exposure to the sun's UV rays is considered the most important risk factor in developing skin cancer. Singapore is near the equator which puts the sun directly overhead for most of the year. If you must be out in the sun, especially between 11am and 3pm when the UV index levels are highest we recommend you use sunscreen (at least SPF 50) and wear a broad-brimmed hat.

FOOD AND WATER

Tap water supply in Singapore is clean and fluorinated. It's safe to drink! The Singapore Food Hygiene (SFA) authority regulates F&B outlets. Singapore is known for being a food paradise, offering foodies everything from hawker fare to the best of international restaurants. If you try the 'hawker stores' you will see a sign displaying their rating for cleanliness. Look for a red 'A' - this denotes the highest level in hygiene and housekeeping standards.

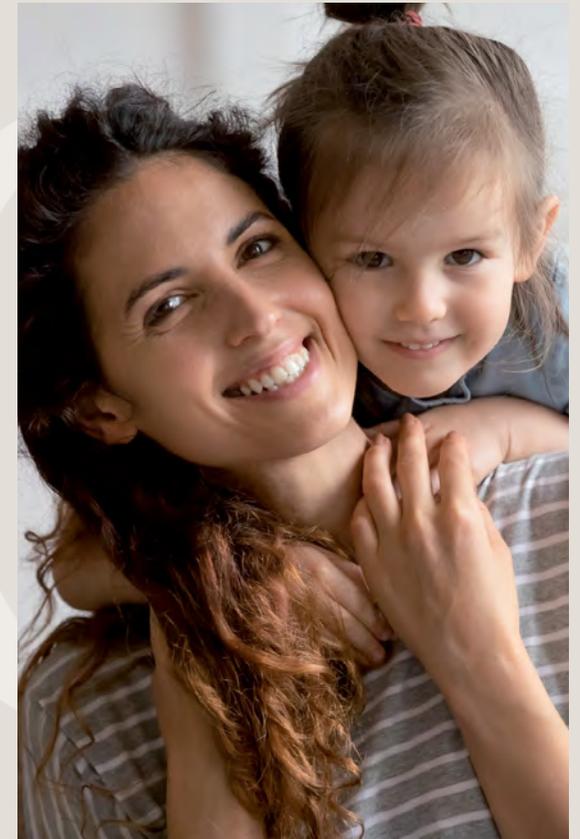
MOSQUITOES AND DENGUE

Singapore is a prime breeding ground for mosquitoes, where they are active throughout the year. Apart from being annoying, mosquitos also spread diseases like dengue fever. The best way to avoid getting dengue is to avoid getting bitten by mosquitos.

Be Well.

With Osler Health

- International family doctors
- Welcoming infants, children, teens and adults
- Personalised and ethical healthcare
- Kindness and compassion



Dr Neil Forrest
MBChB (Leeds, UK), MRCP (UK)
Medical training: UK
Located: Star Vista

HELPFUL NUMBERS

- 999 Police
995 Fire and Ambulance
(995 is the best number to call for emergencies)
- 6332 2727 Osler Health Raffles Hotel Arcade (CBD)
6339 2727 Osler Health Star Vista (West)



Raffles Hotel Arcade
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✉ raffles@osler-health.com
☎ +65 9670 7027

Star Vista
☎ +65 6339 2727
✉ starvista@osler-health.com
☎ +65 9090 7027



osler-health.com



ANNUAL FESTIVAL 22' & 23'

There is always something going on in Singapore, from dazzling cultural celebrations and food festivals to thrilling street races and sporting highlights. Festivals in Singapore will appeal to expats of all ages and interests.

01 FEBRUARY | JANUARY **22** **12** AUGUST **30**
2022 2023 2022 2023

CHINESE NEW YEAR

Festivities include parades and lion dances at the streets of Singapore's Chinatown come alive with the sound of traditional music.

HUNGRY GHOST FEST

Just as Americans have Halloween, the Chinese have this festival (a.k.a Zhong Yuan Jie). A festival held in honour of the dearly departed.

03 MAY | APRIL **21**
2022 2023

HARI RAYA PUASA

Celebrated after the month-long fasting of Ramadan. Singapore's start the day at prayer at their mosque. The decorated bazaar at the Sultan Mosque is a highlight.

2022 AUGUST 2023

NIGHT FESTIVAL

Various parts of Singapore are lit up in a dazzling display defined by the year's theme. An array of events is included, such as late-night museum openings and street performances.

2022 JUNE - AUGUST 2023

GREAT SINGAPORE SALE

For 8 weeks, expats can indulge their shopping habits with great deals on just about everything and everywhere.

10 SEPTEMBER **29**
2022 2023

MID - AUTUMN FEST

A.k.a Lantern festival is enjoyed by locals and expats alike. It celebrates the legend of Chang Er.

2022 AUGUST - SEPTEMBER 2023

FOOD FESTIVAL

Organised by the Singapore Tourism Board. There's all kinds of delicious local and international cuisines, food competitions and workshops.

24 OCTOBER | NOVEMBER **12**
2022 2023

DEEPAVALI

A.k.a "Diwali" or the "Festival of Lights" is a celebration that marks the triumph of good over evil.

ART FESTIVAL

2022 MAY - JUNE
2023



DRAGON BOAT FEST

2022 03 JUNE
2023 22 JUNE



NATIONAL DAY

2022 9 AUGUST
2023



GOURMET SUMMIT

2022 MARCH -
2023 NOVEMBER



GRAND PRIX

2022 SEPTEMBER
2023



CHRISTMAS

2022 25 DECEMBER
2023





SINGAPORE POST SERVICES

Whether you are always on the move, returning to your home country for a short period, or running a home - based business, our range of services have you covered.

Mail Redirection

Have your mail follow you whenever you change address. With **Mail Redirection** service, your mail can be forwarded to your new address, giving you ample time to inform others of your change in address.

	Singapore address	Oversea address
1st Month	\$20	\$45
2nd Month	\$30	\$55
Subsequent	\$40 per month	\$65 per month

Mail Retention

Heading home for the holidays? Fret not, with **Mail Retention** service, we can keep your mail with us until you return.

	Rates
1st Month	\$20
2nd Month	\$30
Subsequent	\$40 per month

Delivery Options

	A.M. Mail	POLY M	SMARTPAC	TED BOX	Registered Article
 For urgent mail to be delivered the next business day	0.3kg	0.6kg (Small) 1.2kg (Big)	0.6kg (Mini) 1kg (Lite) 3kg (Box)	2kg	2kg
 11 am, next business day	11 am, next business day	3 to 5 working days	2 to 3 working days	2 to 4 working days	2 to 5 working days
 No	No	No	Yes	Yes	Yes

Other Services

-  Credit Card Bills
-  Conservancy Bills
-  Rent a PO Box
-  Transport and Airline Bills
-  Marketing Solutions
-  My Mail Box
-  Loans
-  Education Bills
-  Logistic Solutions
-  Government Bills and Fines
-  Telecommunication Bills
-  Insurance and Healthcare Bills

West District

Landmarks: International Business Park, Jurong Island, Tuas, Canadian Int'l School, German European Int'l School, Integrated Int'l School and One World Int'l School.

Draws: Workplace, international schools.

North District

Landmarks: Singapore American School, GEMs World Academy, French School.

Draws: International Schools & Johor, Malaysia

Central District

Landmarks: Holland Village, Orchard, Tanglin, Novena, and Bukit Timah.

Draws: Clubs, central or acceptable commute point to activities, Business Districts and Sentosa

Residential map



East District

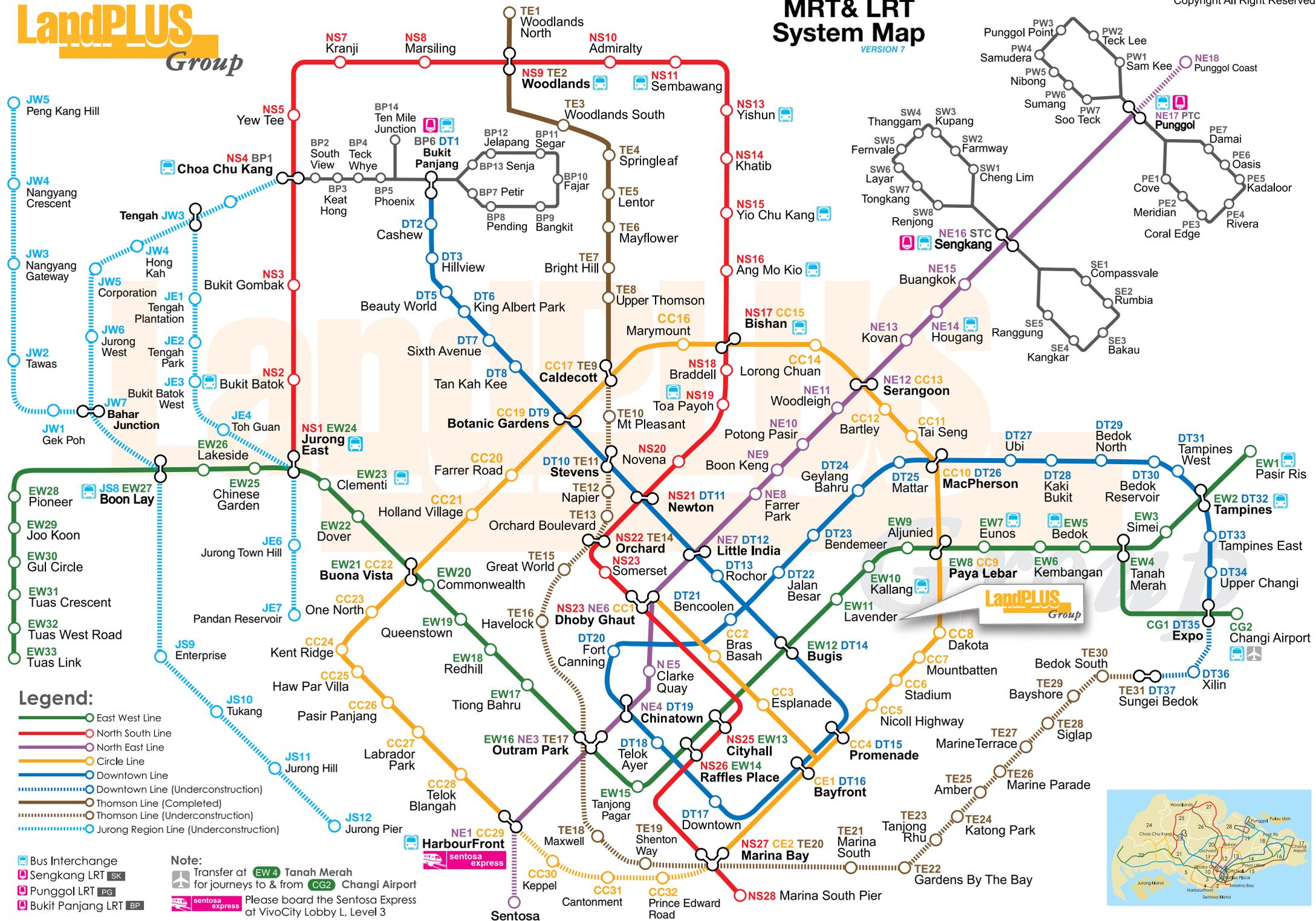
Landmarks: East Coast Beach, Changi Coast, Changi Airport, Global Indian Int'l School, Overseas Family School, UWC East Campus.

Draws: Beaches, international schools, Transport connectivity

North-East District

Landmarks: Australian Int'l School, Stamford American International School.

Draws: Serrangoon community



UNSPOKEN TRUTH

- **Dual representation** is not allowed to prevent unfair advantage
- **Research can be weeks** ahead, but confirmation of an appointment is not easy
- **No Multi-listings** of properties (Ring 40 - 50 listings before finalizing a viewing schedule, thus there are a lot of leg and administration works)
- Need for **flexibility** on housing requirements.
- **Landlord's market**; tight market. Supply has dropped to 4,000 units per annum Vs 10,000 units per annum in previous years

Priority checklist

ALL THESE MATTERS

NO.	TOPIC	COVERAGE
01	Residential Area	Landmarks & draws of different locale
02	Types of Housing	Features of different type of housing to suit lifestyles and needs
03	Location Search	Prioritization of needs
04	Budget Range	Rental, utility, insurance, maintenance cost budgeting
05	Leasing Process	Scoping, documentation, funds required, obligations & liabilities
06	Market Norms	Obligations & liabilities Vs Tips & Surprises
07	Prior to Move In	Utilities and internet set up
08	Move In	Property Condition Report and Photos, Defects Liability Period
09	Maintenance Tips	Maintenance Guide
10	Security Deposit Refund	Property hand back procedure and expectation.

MONTHLY RENTAL

guide price

Permanent Housing Configuration	Low Range (Outskirt areas other than Near and Core Central Area)	Mid Range (Near Central e.g Bukit Timah, Serangoon Gardens)	High Range (Core Central e.g Orchard, Holland)
Studio Apt	S\$2,000 to S\$2,700	S\$2,650 to S\$3,400	S\$3,000 to S\$5,000
1 Bed Apt	S\$2,500 to S\$3,300	S\$2,800 to S\$4,000	S\$3,400 to S\$6,000
2 Bed Apt	S\$2,800 to S\$4,200	S\$3,000 to S\$5,500	S\$5,000 to S\$9,000
3 Bed Apt / House	S\$4,000 to S\$7,500	S\$5,000 to S\$9,000	S\$7,000 to S\$12,000
4-5 Bed Apt / House	S\$6,300 to S\$15,000	S\$6,500 to S\$20,000	S\$7,500 to S\$40,000

“HARD TRUTH” when leasing a property

GENERAL

FANCY wardrobe lightings or LED light fittings



- ★ Light tubes in wardrobe or ceiling lights may come in one set. In such instance, replacement of just the light tubes become impossible.
- ★ Replacement of bulbs is not subject to minor repair.

ISSUES pertaining to double volume ceiling



- ★ Painting works of wall required due to picture hooks.
- ★ Replacement of blown bulbs.

UP MARKET kitchen appliance

- ★ Ensure tenants know *how to de-scale* (eg: coffee maker, steam oven). A general know how to maintain the appliance is important.
- ★ Due to the complexity of the machines, some Landlords require full servicing of appliance at time of *check out* or *deploy* appliance company to do test run to check functionality and missing of parts.



HOUSES

POOL

Even when the pool is cleaned and maintained, who is responsible for the swimming pump, pool lights, cleaning kit, fallen tiles, cleaning kit, etc.



TREES PRUNING

Attempt to seek Landlord to take care of tree pruning once a year if trees are above 3 metres tall.



AMBIGUOUS INCIDENTALS

Air Con Chemical Cleaning **Who** should bear the cost?

Replacement of appliance **Should** it be under minor repair or fully by Landlord?

Light bulbs or curtains that need staging or scaffolding to reach **Did** the tenant undertake these works unknowingly?

Wood worms / termites **Who** brings in these pests?
What's agreed in the Contract?

Bats / bees / snakes **Who** pays for the eradication?
Dependent on type of leased properties

accomodation choices **CONDOMINIUM**

Condominiums come in various sizes, ranging from 500 sqft to 8,000 sq ft. Private residential projects offer studio, 1, 2, 3, 4 bedrooms and penthouse units. Residents share common areas and facilities such as the clubhouse, function room, playground, gymnasium, swimming pool, tennis court and BBQ pit.

Periodic Servicing & Maintenance Cost :

Facilities running cost is borne by the Landlord. Tenant bears aircon servicing cost and any private pool/jacuzzi if any. Air con servicing is charged based on **\$30 to \$35** per fan coil/servicing; done on quarterly basis.

Utilities Cost (Water, electricity, refuse and gas)

\$400 to \$1200 per month. Cost depends largely on use of air con or private pool, if any.





accomodation choices
LANDED HOUSE

Landed property on Singapore real estate listings refer to houses that come with private gardens or patios.

- **Bungalow:** Free standing house with no shared wall except the fence
- **Semi Detached:** A pair of houses, two houses joint side by side
- **Intermediate-Terrace:** A row of houses joined side by side
- **Corner Terrace:** The last houses on both ends of the row of houses
- **Townhouse:** Landed house that shares the same compound or facilities (if any)

Periodic Servicing & Maintenance Cost :

Monthly cost ranges from **\$700** to **\$2000** per month depending on size of house and existence of pool, garden, pest control, etc.

Utilities Cost (Water, electricity, refuse and gas)

\$800 to **\$2000** per month. Higher cost is due to usage from size of house, pond, pool, fountain or irrigation

Cluster home shares the same compound or facilities (if any)

Periodic Servicing & Maintenance Cost :

If facilities are outside of properties, costs are borne by Landlord via the Building Corporate fund.

Utilities Cost (Water, electricity, refuse and gas)

\$400 to \$1200 per month. Cost depends largely on use of air con or private pool, if any.



accommodation choices
CLUSTER HOME

Conservation house / shophouses, as the name suggests, were once both the home and business of a family. The shop is located at lower level while the family lived above. These properties are privately owned and once restored, make for beautiful homes. It would be unusual to and one with a large grassy patio but are every bit as popular and sought after.

accomodation choices
**CONSERVATION
HOUSE**



The LEASING

PROCESS

STEP
01

Pre-Qualification

At this stage, your Realtor will establish your criteria and discuss various options. It is important to let your Realtor understand your preference/your wish list before your house-hunting. The size of the development, the facilities offered, the nearness to your office or school, etc.

STEP
03

Your Wish List On Furnishings & Furniture

In Singapore, properties are leased either fully furnished or partially furnished and in some cases unfurnished.

STEP
02

Viewing / Inspection

Your Realtor will take you to view the properties fitting your requirements. On average, this process will take approximately 1 week.

STEP
05

Setting-Up

Account Opening

Opening of telco and utility accounts take at least 4-5 days. Each deposit amount varies according to work pass type, leased properties category and bill payment method.

Taking Possession

Handover of property depends on availability status of the property and works needed / requested.

Get hold of the Move-In checklist.

STEP
04

Documentation

Letter of Intent

Once a property has been chosen and your wish list is finalised, a Letter of intent/Offer is prepared. When the landlord has accepted the conditions/ requirements, a one month 'holding' deposit is required.

Tenancy Agreement

Make sure that the Tenancy Agreement covers the salient points. At time of signing, security deposit and advance rent to be fulfilled by Tenant.

SALIENT Points in A Tenancy Agreement

There is no fixed residential lease agreement, but as a guide, you can expect to find the following terms in the contract.

Length of Lease:

The most common lease term is 2 years. Most landlords do not accept a lease term less than a year.

Rent:

Rent is fixed to the term of the lease. For condominiums or cluster houses, Landlords of such properties pay for the maintenance charges and sinking fund of the facilities enjoyed in the compound. For houses, Tenants usually take care of the maintenance within the property compound; eg the garden, pool, fumigation, etc.

Security Deposit:

Up to 3 months gross rental is kept with the Landlord as security deposit. Provided the lease conditions have been satisfied, this amount will be refunded at the expiration of the lease, without interest.

Option to Renew:

It is common to have an option to renew for a further period of 1 year at the expiry of the first term of your lease. The Landlord normally requires 2 months' notice of your intention to exercise your option. Rental terms will be reviewed at either the prevailing market rental or a mutually agreed rental amount.

Diplomatic Clause:

This clause allows you to pre-maturely terminate the lease if you ceased employment in Singapore or if you are transferred to another country. With 2 months notice to the Landlord, this diplomatic clause can be invoked after a minimum stay of 12 months. However, this clause is usually provided only for a 2 years lease contract.

Repairs and Maintenance

Tenants are responsible for maintaining the premises in good order and carry out minor repairs.

Agent commission

For a 2 year lease, tenants do not pay commission if rent is above S\$4000 per calendar month because Landlord pays the commission. This amount is shared between both the Landlord's and Tenant's agent. This is standard practice (not a law) and it is up to the landlord's agent to decide if they want to share the commission they received from the Landlord with the tenant's agent.

Tenants only pay commission under scenarios (a) lease is 24 months or less or (b) if rent is S\$4000 and below or (c) if Landlord's agent does not want to share commission with the Tenant's agent then, tenant and landlord pays their own agent the commission. Finder's fee is usually One (1) month's gross rental; exclusive of GST.





MOVING IN CHECKLIST



- 01** Have you redirected all mails to the new address?
Re-direction services available in Singapore Post Offices.
- 02** Have you given copies of your passport & employment pass to your LandPLUS Salesperson?
This is for Utilities Application and Landlord's record.
- 03** Have you applied for Utilities (water, electricity, gas)?
Doc Req'd: passport, work pass and tenancy agreement.
Online: www.spgroup.com.sg/home.
Over the counter at **490 Lorong 6 Toa Payoh #09-11, HDB Hub Biz 3 Singapore 310490**.
- 04** Have you applied for telephone lines?
Service is available at 3 major teleco companies: Singtel, M1 & Starhub
- 05** Need to subscribe for Singtel Fibre TV or Internet
LandPLUS Salesperson will link you up with the Singtel Rep
- 06** Have you obtained the moving permit (for Apartments and Condominiums only)?
Request your mover to liaise with Management Corporation Office.
- 07** Have you signed the inspection form and taken notes and photos on the condition of the property?
Contact LandPLUS Salesperson to assist!
- 08** Inventory List
Check all items stated in the inventory list thoroughly including testing of all keys and remote controls.
- 09** 30 Days Defects Liability Period
"TO NOTE LIST" to note pre-existing conditions
"TO DO LIST" to request Landlord to carry out any defect or repair.
- 10** Newspaper Subscription
Straits Times / Chinese Papers
<https://subscribe.sph.com.sg/>
Financial Times
<https://subs.ft.com/>



MOVING OUT CHECKLIST



- 01** Have you redirected all mails to the new address?
Re-direction services available in Singapore Post Offices.
- 02** Have you applied to transfer or terminate your existing telephone line / Cable TV / MIO TV / Broadband Services?
Remember to return the decoder to service provider & get refund of your security deposit. Call **1688 (Singtel)**, **1633 (Starhub)** and **1627 (M1)**.
- 03** Have you applied to cut off your utilities account (power supply/electricity/gas)?
You can close your SP Utilities Account via:
- SP Utilities App
- Online Termination Form
- SP Customer Service Centre
- 04** Have you obtained your moving out permits (for Apartments and Condominiums only)?
Request your mover to liaise with Management Corporation Office.
- 05** Have you dry-cleaned the day and night curtains?
Documentary proof may be required.
- 06** Have you serviced the air-con units (if applicable) & kept all past servicing receipts?
Documentary proof may be required.
- 07** Have you removed all picture hooks and patched up the holes that might be made on walls and doors, etc?
Remove all hooks, nails, screws stickers etc that are affixed on walls. Patch up all holes and touch up paintwork. Refer to your Tenancy Agreement.
- 08** Have you replaced all blown bulbs and dead batteries?
It will cost a lot more if Landlord's contractor is being engaged.
- 09** Have you cleaned the apartment?
Pay special attention to remove the grease on the cooker hood and hob and the kitchen cabinets.
- 10** Have you checked your inventory?
Ensure keys, access cards, resident cards, car transponder and other Landlord's properties are not removed from premises.
- 11** Have you stopped all rental Giro payment?
Contact your bank.
- 12** Ensure that joint inspection form is signed-off by the Landlord or Landlord's representative.
Contact LandPLUS Salesperson to assist. A typical handback takes around 1.5 hours to 2.5 hours.

BEYOND FAIR *Wear & Tear*

THE DEFINITION OF FAIR WEAR & TEAR IS SUBJECTIVE AND DEPENDS ON THE INDIVIDUAL LANDLORDS.

Herein are conditions considered to be beyond fair wear and tear that may invite claims by Landlords. **Please read it with reference to your Tenancy Agreement and if in doubt, contact your LandPLUS' Salesperson or Consultant for clarification or assistance.**



DAMAGE CAUSED BY FIRE / NEGLIGENCE



Stains & Oil drips on Floor



Burnt mark on kitchen backsplash



Chip on ceramic sink

SCREWS AND NAILS



REMEDY

Landlord may request for repainting of the whole wall, door or door frame or patch up the holes, sand it down to smooth surface and touch up / repaint to the original condition

OTHER ISSUES



Stains caused by rain on curtains



Stains left by acidic liquid eg. shampoo



Stains on washer machine rubber rim



Stains left by rug lining and dual tone on marble overtime



Flower Pot Rings, metal legs, oils drip from cars could stain granite floor more easily



Stains caused by lime deposits and dirt



Ring marks inside cabinet



Drag marks on timber floor caused by bed frame



Marks caused by heat condensation from hot pots on kitchen counter top



Pink dots on marble



Carpet



Chip at corner



STAINS AROUND THE
AIR-CONDITIONING VENTS
AND DUCTS
CAUSED BY AIR-FLOW

COMMON DOS & DON'TS IN
LEASED PROPERTY

STAINS MAY BE DUE TO
EXCESSIVE DIFFERENCE IN
TEMPERATURE AT VENT AND
SURROUNDING AREA.

**THIS HAPPENS WHEN WINDOWS
AND DOORS ARE LEFT OPENED.
WHEN VENTS ARE COLD,
CONDENSATION OCCURS.**



PREVENTIVE MEASURES

- Always ensure all windows and doors are closed when air con is either turned on or has been just turned off. This is to avoid condensation at the vents.
- Check with air con contractor, mouldy surfaces may be due to a breach in the insulation. Share report with Landlord to seek help.
- Clean air con vents regularly (bi-monthly or quarterly) to prevent build-up of mould.

For more tips on maintenance, please retrieve LandPLUS Maintenance Guide Book from your LandPLUS salesperson.

OCCUPIER'S responsibilities GUIDE

Important Things to Know

As the occupant, you are responsible for the upkeep and maintenance of the property, the associated cost and minor repairs. However, you may still need to negotiate what is "fair wear and tear" as every landlord's opinion of this is different.

Below are some general guidelines that will help to reduce the chances of dispute.

Keeping Record of Maintenance Service Contracts

Set up contracts for air-con servicing, garden maintenance, pest control, pools, lift and others where applicable, which are the tenant's/occupier's responsibility, in accordance to the Tenancy Agreement. Please keep all your maintenance contracts and service sheets in a file till the end of the lease. Check if the Landlord has their preferred contractors. This will help to speed up turnaround time if repair is required.

Keeping Record of Events

It is advisable to keep updating the inventory and condition of the property, in writing, with the Landlord or Landlord's agent during the tenancy period, then there will be fewer disputes

General Maintenance

Knowing how to maintain your property in Singapore climate would be helpful. Ask your LandPLUS Agent for LandPLUS' Maintenance Guide book and checkout our Cleaning Tips.

If there are any unused toilets, they should be flushed on a regular basis to prevent possible staining of the toilet bowl and mosquitoes breeding in the water.

Avoid using bath oil in Jacuzzi bathtub. If you have a Jacuzzi, the breakdown of the motor is more often due to non-usage. Please turn on motor every once a month

Take note to use low suds/ high efficiency (HE) detergents for front loading washing machines and to leave door ajar until the moisture is evaporated to prevent the rubber gasket from getting moldy.

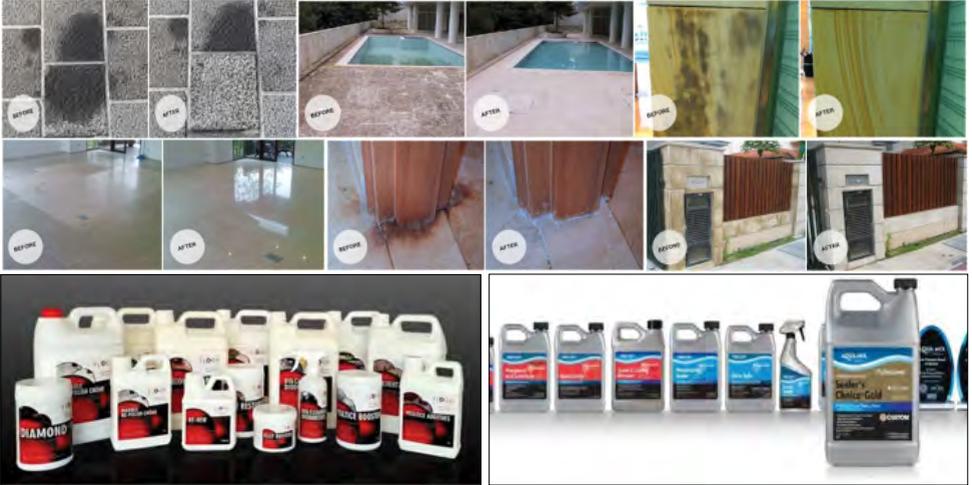
Avoid soap and cleaning liquid from contact with marble for they are porous materials. For example, it is good practice to place a tray below a soap dispenser.

FINAL HANDBACK

Refer to LandPLUS' Moving Out Checklist to get a clearer picture of what is expected of you when handing back the property to the Landlord. The handback inspection would easily take at least 2 hours. Thus, you should try to keep yourself available in case the handback session is prolonged. Do ensure the handback inspection form is duly signed by all parties present as the form can act as confirmation that the property has been handed over to the Landlord for due refund of your security deposit, subject to any deductions in dispute or any obligations owed by the Tenant.

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**FloorMedics
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- On Site Training

For enquiries kindly contact: **Mr Vincent Lee**

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Email: [vincentlee@ floormedics.com.sg](mailto:vincentlee@floormedics.com.sg)

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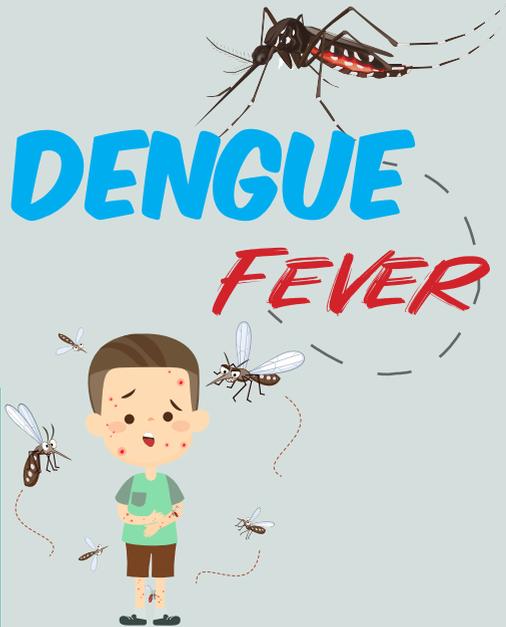
Dengue fever is a mosquito-borne disease caused by dengue virus. The more severe form of dengue fever is dengue hemorrhagic fever. There is currently neither cure nor vaccine for both dengue fever and dengue hemorrhagic fever. In Singapore, the disease is transmitted by *Aedes aegypti* or *Aedes albopictus* female mosquitoes that carry the virus.

THE **SYMPTOMS**

Please consult a doctor if you have any of the following symptoms:

- Flu-like illness
- Abrupt onset of high fever
- Severe headache with pain behind the eyes
- Muscle and joint pains
- Loss of sense of taste and appetite
- Measles-like rash over chest and upper limbs
- Nausea

Pests are more than just a nuisance. Some of them are carriers of diseases such as dengue fever, malaria, cholera, typhoid and food poisoning. In Singapore, the common ones are the cockroach, fly, rat and rat flea. But in our local tropical climate, none is as menacing as the mosquito, especially the *Aedes* mosquito that has been responsible for the spate of dengue cases recently.



WAYS TO PREVENT MOSQUITO

- Cover bamboo holders when not in use
- Overturn pails and water cans and store them in sheltered areas
- Clear away leaves in scupper drains
- Seal off all gully and floor traps
- Cover toilet bowls properly
- Add sand granular insecticide to stagnant water in plants

NEA CONTACT DETAILS

You may wish to submit your enquiries or feedback electronically via the Online Feedback Form or mobile application (myENV)

Hotline: 1800-CALL NEA (1800-2255632) or
(65) 6225 5632 (from overseas)

SMS: 93 632 632 (93 NEA NEA)

QUIZ

Who first arrived in Singapore in 1819?

How big is Singapore?
Is Singapore the smallest country in Asia?

Can you walk around naked in your own home?

Why hexagon prints on coins?

How many guays are there along Singapore River?

How many sites in Singapore that have UNESCO status recognition in Singapore?

How many people own their homes in Singapore?

How many Singlish words are in the Oxford English Dictionary?

How many reservoirs are there in Singapore?

BALUKU, ORH CHEH AND BLUE BLACK; ARE THE SAME?

Is "Kopi" black or white?

What does Singapura means?

How many airports are there in Singapore?

SCAN QR CODE FOR ANSWER



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Goodwill Trading

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James Goh | +65 8127 5835

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ELECTRICIAN / PLUMBER

Michael Beh (Licensed Plumber)
+65 9851 8555

521 Jelapang Road #14-151
Singapore 670521

APPLIANCE SUPPLIER

Lion City Company

656 Geylang Road
Singapore 389586

Irene | +65 9678 2357

CURTAINMAN

BD Interior Furnishing

Showroom: 140 Paya Lebar Road
#09-23 Singapore 409015

Sam Kwok | +65 9187 1685

LOCKSMITH

Michael | +65 9621 7186

APPLIANCE REPAIR

P.H.L Electrical Engineering Services

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#08-23 Singapore 680639

Pua H L | +65 9006 6507

AIR-CON CONTRACTOR

Jit Sing Engineering

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#17-71 WCEGA Tower
Singapore 658065

Koh | +65 9699 5087

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5. Frames and Lenses, Tiong Bahru Plaza, #01-134
6. Optics House, Marina Square, #03-361/2/3/4
7. Frames and Lenses, Bugis Junction, #01-64
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