ABSTRACT

As Singapore visions to enhance the public research infrastructure, and to expand the pool of high-calibre research talent, the increasing number of expatriates working in Singapore has a definite effect on housing demand. This expatriate population will thus imply significant impact on the private rental housing market in Singapore.

This paper attempts to provide an analysis in private rental housing market in particular to the factors attributing to the rental variations across Singapore condominiums or apartments. This could have significant implications to the interpretation of rental establishments, controlling vacancies, and marketing apartment projects. Several factors have been selected to construct two hedonic models with the sample data covering the period from the year 1992 to 2002. Results show that the location of the apartment or condominium is the key factor affecting rental variations.