



## Welcome

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Welcome to the February 2006 Newsletter from Reloc8 Asia Pacific Group.

Reloc8 Asia Pacific is a Regional Relocation Resource –and a joint venture between leading owner-managed relocation services organizations in the region.

### Relocation challenges for 2006

Among the trends reported by customers in 2005 are:

- An emerging worldwide skills shortage contributing to an increased need for mobility
- Continuing cost pressures requiring innovative solutions to contain the expense of international assignments

The partners of Reloc8 Asia Pacific bring their knowledge and experience to contribute to assignment success and cost control. Two aspects of this that we are looking at in the early part of the year are:

### ■ Short-Term Accommodation

As international assignees arrive in their new location there is often a need for initial accommodation while they find their feet, before securing longer term accommodation. For the transferee and their family this initial experience is an important time in setting the tone for the assignment, and while many employers are often sensitive to this, the cost is significant and needs to be managed.

In this Newsletter we take a look at short-term accommodation across the region, including:

- Short-term accommodation options
- Availability
- Costs
- Formalities

### ■ “Lopat Terms” hiring and “Localization” in the Asia Pacific – 2006 Survey

In the first half of this year we will be inviting participation in the 2006 survey.

A rule of thumb cost guideline of traditional expatriate packages is three times the pre-assignment employment cost. Not surprisingly this has given rise to a search for lower cost alternatives.

In the Asia Pacific two other trends are noticeable:

- An increase in the skills of the locally recruited workforce in many locations – with many executives combining “western business skills” with “Asian cultural skills”
- An increase in intra-regional assignments

“Lopat Terms” hiring and “Localization” have emerged as potential responses to these trends. However, what is meant by these terms? What allowances and benefits are offered? What are the savings? It appears there is wide divergence in approaches.

In 2004 Reloc8 completed a survey designed to gain a snapshot of practices in the Asia Pacific region. The report on input from the 28 multinationals covering approximately 1,000 assignments contained some surprises and confirmed some of our expectations. Indications are that the trends identified in the 2004 survey will be confirmed as we look again at the financial impact of moving away from the traditional expatriate package.

If your organisation would like to participate please let me know – an email to [info@reloc8asia.com](mailto:info@reloc8asia.com) will reach me quickly.

**Nick Woodhams**  
President - Reloc8 Asia Pacific Group

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### In this Issue:

Welcome.....	pg 1
Short-Term Accommodation in the Asia-Pacific Region.....	pgs 2-8
Spotlight on <b>China</b> .....	pg 2
Surprises for Newly-Arrived Expats in <b>Australia</b> .....	pgs 2-3
Expat Interview: Life as an Expat Living in <b>Japan</b> .....	pgs 3-4
Leisure in <b>Singapore</b> .....	pg 9

## Spotlight on China

With a population of around 1.2 billion (about 20% of the world population), China is the most populous country on the planet. Strict population control measures have started to take effect after over 20 years of a "one child policy", with population growth slowing and expected to peak at 1.45 billion in 2045.

The population of China is dominated by one ethnic group, the Han, who constitute over 90% of the population. There are 56 officially-recognised minority groups such as Tibetan, Mongolian, Manchu, and Uygur. China is officially an atheist country in-line with communist doctrine; however traditional religions and philosophies of life including Confucianism, Buddhism, and Taoism remain important in Chinese society. While Mandarin is the official language, countless local dialects are spoken across the country.

China's GDP has grown at around 8% every year for the last ten years due to market reforms and opening up policies. Despite efforts of reforms, China's economy is still dominated by State-owned enterprises, many of which are riddled with inefficiency and poor management. Reform of inefficient companies is a high priority, but could boost unemployment.

China's currency is the Ren Min Bi (RMB), also known as the *yuan*. The RMB had been pegged at a fixed exchange to the USD for over ten years, which in recent years caused trade tensions between China and western nations with accusations China was unfairly undervaluing its currency to make Chinese exports more attractive. In 2005, China moved to a controlled, flexible exchange rate where the currency was traded against an undisclosed "basket" of currencies. However, the system has not resulted in any significant changes in the currency exchange rate, which is currently about RMB 8.1 to USD 1.

## Surprises for Newly-Arrived Expats in Australia

- There is very little in the way of an "expat community", possibly because expats and locals live in the same areas, go to the same schools, etc. This can make it harder to meet people than in those countries where there is a well-established expat community & process for welcoming new arrivals.

Continued on pg 3

# Short-Term Housing in Australia

Short-term accommodation options in Australia range from hotels (suitable for short visits), serviced apartments (hotel style service with sizes ranging from studio, 1, 2 and 3 Bedroom apartments, and include lounge/dining area, kitchen, bathrooms and laundry), corporate housing (privately-owned, furnished apartments and some houses, ranging from one bedroom apartments to four bedroom houses), and standard leased properties. Of these options, corporate housing usually requires payment in advance and offers less flexibility in changing dates, and leased properties offer lower costs but generally require a minimum term of 3-6 months making serviced accommodation a good choice for shorter or variable length stays.

All of these options are available in the major cities; Sydney, Melbourne, Perth, Brisbane with hotels, serviced apartments and corporate housing generally located in areas within five kilometres of the city centre. In other cities, hotels and serviced apartments are commonly available but corporate housing or furnished leased accommodation is limited.

Serviced Apartments are generally suitable for stays of one to eight weeks. They are charged as daily accommodation only rates, with servicing included. Telephone, internet, laundry fees are all charged as add-ons. The minimum stay is one night and no deposit is required as payments made on a credit card. Corporate housing suits one to three month stays and generally have a minimum term of one month. Rates are based on a weekly amount, paid monthly in advance and do not require a deposits. Things not included in the rental fee are cleaning, departure cleaning, telephone, internet. Leased properties are recommended for three to six month stays. Rental fees are based on weekly rent, need to be paid monthly in advance and generally require six-week's rental fee as a deposit. Items such as electricity, gas, water, telephone, internet, and cleaning all need to be arranged and paid for by the occupant.

### Market Factors and Considerations

- Serviced Apartments: No agreement required. Popular form of short term accommodation with availability generally good, except peak period of December/January, and in Sydney and Melbourne during large conferences or major sporting events. Best booked two or more weeks in advance.
- Corporate Housing: Agreement required. Stock of accommodation variable. All properties privately owned and furnished so no consistency or certainty of quality and style. Peak periods Dec/Jan, major sporting events, conferences.
- Lease: Fixed lease term contract. Availability, styles and quality variable with Dec/Jan being peak season.
- Future Outlook: Building of new serviced apartments continues in all major cities and the corporate housing market is expanding, all driven by demand from visitors attending conferences, business, holiday makers and relocations.

### Average Monthly Rental Charge in US dollars

Category	Monthly Rate	Security Deposit (1 night)	Advance Payment	Goods and Services Tax (GST)
Sydney - Studio	6500	210	N/A credit card used for security	GST inclusive
Melbourne - Studio	5800	190	N/A credit card used for security	GST inclusive
Sydney - 1 bedroom	9200	300	N/A credit card used for security	GST inclusive
Melbourne - 1 bedroom	7600	250	N/A credit card used for security	GST inclusive
Sydney - 2 bedroom	12000	400	N/A credit card used for security	GST inclusive
Melbourne - 2 bedroom	10600	350	N/A credit card used for security	GST inclusive

## Surprises for Expats in Australia (continued...)

- Housing costs are often higher than you might expect (e.g. moving from regional USA, UK, Europe) – part of the explanation lies in the concentration of population and wealth in just 2 cities, Sydney and Melbourne
- Tips & gratuities not required, and not common, except:
  - Taxis round up e.g. \$14.25 to \$15
  - Its common to round the total up a bit in cafes and restaurants

### Doing business

- Punctuality expected
- Egalitarian – not great respecters of titles  
- be yourself & treat everyone as an equal
- Generally use first names
- Handshake for greeting
- Entertaining – varies greatly
- Lots of business meetings in cafes
- Business cards – similar to USA & UK

## Life as an Expat Living in Japan

Reloc8 recently had the pleasure of talking with Mr. Pete Johnson, an American and 12 year resident of Tokyo, about his experiences living in Japan. Mr. Johnson, a lawyer and professional pilot, came to Tokyo with his wife Cathe when she was made a director of Human Resources at Abbott Laboratories' Tokyo office.

**R8:** What was your first impression of Japan?

**PJ:** I've lived in many places, Mexico, Caribbean, Europe, but I remember when I came out of Narita airport, because of all the Japanese signs and the inability to read anything, that I really felt that I was in a foreign country. And not being able to read Japanese has been perhaps the hardest thing to get used to. It really gives you an appreciation of what it is to be illiterate.

**R8:** What would you tell people who were coming to Japan for the first time?

**PJ:** I would tell them to try and prepare themselves as much as possible, with language lessons, cultural lessons, and reading about the country. So you don't get

Continued on pg 4

# Short-Term Housing in China

Short term accommodation options in major Chinese cities typically consists of furnished serviced apartments, while some limited villa accommodation for families may also be available on a short term basis. Shanghai, Beijing and most large Chinese cities can provide comfortable, adequate short term accommodation, however in smaller cities and townships accommodation options can be quite basic. City accommodation can range from a 50 sqm small, one bedroom studio to a 200+ sqm luxurious 4 bedroom apartment.

Short term accommodation is typically arranged in cases where the long term property will not be ready in time (usually due to renovations) for the assignee's arrival to China, lease negotiations for a long term property are ongoing, or if the assignee will be working in China for a short period of time. Most landlords in China are rarely willing to sign a housing lease for less than 1 year, so for stays in China shorter than one year, short term accommodation is the best option.

Rates for short term accommodation in China almost always include all ancillary fees such as property management fees, room cleaning, and taxes. Some rates also include light breakfast buffets. Booking typically requires a one month deposit and rates are pre-paid on a monthly basis. Many places are open to weekly or daily rates but this must be agreed upon beforehand. If the tenant vacates the accommodation early, most building management will bill on a daily basis and refund the difference of the pre-paid monthly rental, but you need to make sure this is specified in the agreement.

Lease agreements are typically signed in China even for short term accommodation, and the terms should be reviewed carefully. Accommodation is readily available, but some specific properties are in high demand such as the Portman Shanghai Centre and the Kerry Centre in Beijing. Arrangements can generally be made with little advance notice, however the agreement will need to be signed and the deposit and first month's rental paid before the tenant can move in.

Intense real estate development in all large Chinese cities will see even more high-end and comfortable short term accommodation available in the coming years in what many believe is a nearly over saturated market. Over supply may also cause rates to come down slightly in the next few years.

### Average Monthly Rental Charge in US Dollars

Category	Area	Monthly Rate	Security Deposit	Advance Payment	Tax
Shanghai - 1 bedroom (Standard)	< 80 sqm	1500	1 month's rental	Monthly	Included
Beijing - 1 bedroom (Standard)	< 80 sqm	1500	1 month's rental	Monthly	Included
Shanghai - 1 bedroom (Grand)	> 80 sqm	2400	1 month's rental	Monthly	Included
Beijing - 1 bedroom (Grand)	> 80 sqm	2275	1 month's rental	Monthly	Included
Shanghai - 2 bedroom	> 120 sqm	3150	1 month's rental	Monthly	Included
Beijing - 2 bedroom	> 120 sqm	3040	1 month's rental	Monthly	Included

## Life as an Expat Living in Japan continued..

off the airplane and feel so foreign. Though I have to say that there are a lot more bilingual signs around now than when I first came. The Japanese are also often very helpful and will go out of their way to give directions or help you find where you are going.

**R8:** What did you find the easiest to get used to?

**PJ:** I really enjoyed just walking around and getting used to my neighbourhood, going into the convenience stores, and the coffee shops and seeing what was around. It really helped settle me down and then I was able to branch out from there.

**R8:** Japan is known as a safe country. Any comment?

**PJ:** I guess everyone has a similar story. I took a cab to the Ginza once and left an expensive briefcase in the taxi. It also had some important papers and valuables in it. And wouldn't you know, about 15 minutes later the driver returned to the building where he dropped me off and found me and returned the case! And there was nothing missing.

**R8:** You have been quite involved in the Tokyo American Club (TAC). How has that worked out?

**PJ:** When the city feels strange or foreign, TAC ends up as an oasis, a place you can relax, enjoy a familiar environment, and that particular stress is taken off your mind. And also you get to meet new people, not only Americans, but people from many other countries, and Japanese as well, and it has helped me to feel at home here.

**R8:** What advice would you give someone who is coming to Japan?

**PJ:** In order to make your stay here more enjoyable and enriching try to study the language and the culture and go out and meet people, and figure out how they get along. The Japanese are an interesting people, and one of the most interesting things about them is the way they interact. This is an education in and of itself. I would also tell them to get involved as much as they can in the various organizations around. Some of them do important work, and some of them are just to meet people and network or have fun. But they help you build a life here. Lastly I would tell people to go out and see as much of the countryside as you can. The people there are often very different from those in the city. So go out, experience the food, the culture and the language. It can provide a whole new perspective on life here.

## Short-Term Housing in India

Short-term accommodation in India is rather scarce and generally not up to international standards. Mumbai is the only metro in India with decent apartments available for short-term use, and Bangalore comes in second in this category. Though there is an increasing demand for short-term accommodation in Delhi, there is a paucity of such apartments. Gurgaon, a satellite town of Delhi, does have some serviced apartments available though very few are up to international standards. The majority of serviced apartments have only one or two bedrooms. There are very few studio and three bedroom apartments, and four bedroom apartments are virtually non-existent.

The most appropriate length of time recommended for this type of accommodation is 3 months to a maximum of 6 months, for any longer period of time it would be more cost effective to rent a normal property. In short term accommodation such as serviced apartments, maintenance costs, such as plumbing or electrical issues, and housekeeping fees are included in the cost, while utilities such as telephone, electricity etc, are the tenant's responsibility. The minimum length of stay is different for different properties, but generally is from 15 days to a month, with monthly payment the most preferred mode. There are no booking fees or deposits required.

Generally a lease agreement is required if the intended length of stay is longer than one month. Though there is usually no need to book accommodation very far in advance for these apartments, with the steady increase in demand, it's recommended to book in advance to avoid any last minute disappointment. The future of short-term accommodation is looking up, as demand grows at a rapid pace and construction of new serviced apartments battles to keep up. In the near future India should also have a good number of international-standard short term accommodation options.

### Average Monthly Rental Charge in US Dollars

Category	Area	Monthly Rate	Security Deposit	Advance Payment	Tax
Mumbai - Studio	350 sq.ft	5120	N/A	N/A	+10%
Bangalore - Studio	450-500sq.ft	1790	N/A	N/A	+12%
Delhi -Studio		N/A			
Mumbai - 1 bedroom	588-800 sq.ft	3348 - 5714	N/A	N/A	+10%
Bangalore - 1bedroom	750-950 sq.ft	2143-2857	N/A	N/A	+12%
Mumbai - 2 bedroom	1063- 1400 sq.ft	6428-8571	N/A	N/A	+10%
Bangalore - 2 bedroom	900-1350 sq.ft	2500-3571	N/A	N/A	+12%
Delhi - 2 bedroom	1700 sq.ft	5357	N/A	N/A	+13%
Delhi - 2 bedroom + study	2000 sq.ft	6547	N/A	N/A	+13%

## Short-Term Housing in Japan

While there are a good range of choices for short-term accommodation available in Tokyo, there are very few options, other than hotels, in other cities in Japan. Within Tokyo, choices range from Japanese-style apartments (available on a weekly basis), hotels, furnished apartments and serviced apartments. The accommodation itself generally ranges from studio-style to 4-bedroom, anywhere in the vicinity of 20 to 190 square metres.

Though serviced accommodation can be more expensive than hotel accommodation, it's generally recommended for stays from one week up to one year. Serviced accommodation

continued on page 5

## Short-Term Housing in Japan (continued...)

fees also generally include utilities, as well as internet connection, gym/swimming pool (available in a limited number of serviced apartments), housekeeping services, cable TV, etc. Consumption tax and service fees, laundry and telephone calls are charged as an add-on.

Advance payment is required in principle upon check-in for the whole period, but can usually be negotiated to be paid on a monthly basis. For hotel accommodation, the minimum length of stay is one day, for other short-term accommodation options it can range from one week to one year. Normally one month's rent is required as a security deposit except for hotel accommodation. Furnished apartments and serviced apartments usually require that the tenant sign a lease agreement.

Reservations are usually required at least one week in advance, but with popular serviced apartments in Tokyo experiencing occupancy rates of 80-90% or more during the high season, it's well-advised to make a reservation as far in advance as possible. Currently the demand and supply in this market are fairly balanced, but the market is expected to be over-supplied within the next few years, especially in downtown Tokyo. A new development is currently underway comprising a five star hotel and serviced apartments.

### Average Monthly Rental Charge in US Dollars

Category	Monthly Rate	Security Deposit	Advance Payment	Tax
Tokyo - Studio	3100	1 month's rental	1 month's rental	+5%
Tokyo - 1 bedroom	5600	1 month's rental	1 month's rental	+5%
Tokyo - 2 bedroom	7400	1 month's rental	1 month's rental	+5%

## Short-Term Housing in Korea

In Korea, mainly in Seoul, short-term accommodation is available in hotels and serviced apartments. For stays of over 6 months, although limited in number, leasing an apartment is also possible, though in these cases fully furnished apartments are difficult to find, as the mostly individual landlords are not willing to buy furniture for short-term stay tenants. Therefore, serviced apartments are the most popular form of accommodation for people on a short term stay.

Serviced apartments are quite new to Korea, having only appeared around 2-3 years ago, initially dominated by international chains, with local, small scale serviced apartments beginning to operate

more recently. They offer options ranging from studio-style to 1 bedroom, 2 bedroom, 3 bedroom and, very rarely, 4 bedrooms. The size of apartment units varies from 30 - 50 square metre (studio), 80 - 100 square metre (1 bedroom), 100 - 150 square metre (2 bedrooms), 130 - 180 square metre (3 bedrooms) and 190 - 200 square metre (4 bedrooms). However, serviced apartments are only available in capital Seoul and in other areas, only hotels and a very limited number of normal apartments are open for short term stays.

Generally in serviced apartments the utilities, except telephone, and VAT are included in the rental fee. In normal apartments, this generally depends on

individual negotiation with the landlord, but generally the utilities are not included in the rental. Some serviced apartments require a lease agreement be signed and some don't, depending on their license. Normal apartments do require a lease agreement be signed. Most serviced apartments have a minimum stay, usually 1 to 2 weeks, and request 1-2 month's rental fee as a deposit. Within the next two years, many new serviced apartments will be opening in Seoul, helping to make prices more competitive as supply begins to outnumber demand. Unfortunately during this period, other areas will still have extremely limited or no availability of suitable short-term accommodation.

### Average Monthly Rental Charge in US Dollars

Category	Area	Monthly Rate	Security Deposit	Advance Payment	Tax
Seoul - Studio	30-50	3500 - 4500	1 month's rent	1 month's rent	+10% VAT
Seoul - 1 bedroom	80-100	5500 - 6500	1 month's rent	1 month's rent	+10% VAT
Seoul - 2 bedroom	100-150	7000 - 9000	1 month's rent	1 month's rent	+10% VAT
Seoul - 3 bedroom	130-180	11000 - 12000	1 month's rent	1 month's rent	+10% VAT
Seoul - 4 bedroom	190-200	13000 - 15000	1 month's rent	1 month's rent	+10% VAT

# Short-Term Housing in Malaysia

Short term accommodation in terms of hotel stays and serviced apartments are a norm in Malaysia, and in the major cities, it is not unusual to find serviced apartments in abundance, to cater for this need.

In the Klang Valley (the hub of the nation) itself, many hotels have now combined both hotel rooms and serviced apartments to offer to guests. Sunway Pyramid, Ritz Carlton, The Ascott and Darby Park are just a few that offer this enhanced service. It is also a recent trend for that the newer hotels are all-suites, offering studio to 2 or 3 bedroom suites in the Valley.

To the north, in Penang, the trend of having serviced apartments under the hotel umbrella is also picking up and Vistana and Hotel Equatorial are most prominent, while stand alone serviced apartments like Century Bay, Kristal Suites (in the south) are catering very much for the growing expatriates' communities, with the Mayfair coming up in the heart of Georgetown, on Penang Island.

The normal apartment owners are not keen to lease out their properties for less than a year and it is very difficult to find properties on a short term, if it is not within the confines of the serviced apartments / hotels.

Apart from the above locations, most short term stays will be confined to hotels, as there are hardly any serviced apartments out of the main thoroughfare.

In terms of costing, most serviced apartments / hotels cum serviced apartments offer very competitive rates and at a minimum stay of 7 nights. However, for longer periods, they will require a security deposit (normally one month) and a month's advance, with a lease agreement to be signed.

The future looks bright for the short term accommodation market, especially since it is a comfortable cross between a hotel and a normal apartment, with items like housekeeping and full furnishings being included in the rates.

## Average Monthly Rental Charge in US Dollars

Category	Monthly Rate	Security Deposit	Advance Payment	Goods & Services Tax (GST) 5%
Kuala Lumpur - Studio	1000	1 month's rental	1 month's rental	Inclusive
Kuala Lumpur - 1 bedroom	1100-4600	1 month's rental	1 month's rental	Inclusive
Kuala Lumpur - 2 bedroom	1700-8000	1 month's rental	1 month's rental	Inclusive
Kuala Lumpur - 3 bedroom	2400-11000	1 month's rental	1 month's rental	Inclusive

# Short-Term Housing in New Zealand

Short term accommodation options in New Zealand include serviced apartments and selected fully furnished apartments available for short term stays, often individually owned within an apartment complex. Hotels are also an option particularly where they include hotel suites with kitchen facilities or penthouses. The majority of accommodation for short term stays is 1 –2 bedroom apartments with a few complexes providing 3 bedrooms apartments. However, these are limited in all cities in New Zealand with pressure on availability.

Wellington offers mainly 1-2 bedroom apartments with most apartment hotels having only one three bedroom apartment available. Auckland apartments tend to be larger than in Wellington or Christchurch with more 3 bedroom apartments available and, very rarely, 4 bedroom apartments.

Larger apartments, particularly in Auckland would be suitable for stays of up to three months. Most 1-2 bedroom apartments in the main cities are more suitable of stays up to a month in duration. The majority of short term accommodation in New Zealand is designed for business travellers and not always ideal for families, particularly for a month or more. Standards and size of apartments vary from expensive, moderate to inexpensive. Not all apartments provide parking. Longer stays of 1 month or more are generally more cost effective.

### Costs Involved

- Serviced apartments and apartment suites can include – weekly or daily servicing, car park, gym, pool, breakfast, electricity and telephone
- Fully furnished apartments – vary on what is included and this needs to be checked when booking

Continued on page 7

## Short-Term Housing in New Zealand (continued...)

- Letting fee of one week's rent + GST can be incurred on fully furnished apartments
- Fees are paid weekly or monthly and some at the end of the stay, depending on the duration
- Fully furnished apartments are generally 1 month minimum, serviced apartments vary
- No deposit is required but either a credit card at start of stay or contact details of company. Fully furnished apartments may incur a deposit to secure the booking.

### Market Factors and Considerations

- A lease is not required for a serviced apartment but may be for a fully furnished apartment that is privately owned
- It is important to note that availability is limited on short term accommodation in all the main cities in New Zealand, particularly when sporting events such as the America's Cup, major rugby and cricket matches are taking place. Advance bookings of at least 1 month or more in advance are recommended, as bookings can be hard to secure.
- Demand often exceeds supply for short term accommodation in New Zealand, although more complexes are being built in the main centres. Fully furnished cottages are increasing and these are popular with families, along with upmarket bed & breakfast accommodation where a property can be rented as a whole unit by a family.

### Average Monthly Rental Charge in US Dollars

Category	Monthly Rate	Security Deposit	Advance Payment	Tax
Auckland - Studio	3328	Credit Card	Not required	+12.5% GST
Wellington - Studio	2232	Credit Card	Not required	Inclusive
Auckland - 1 bedroom	6467	Credit Card	Not required	+12.5% GST
Wellington - 1 bedroom	4350	Credit Card	Not required	Inclusive
Auckland - 2 bedroom	7095	Credit Card	Not required	+12.5% GST
Wellington - 2 bedroom	5190	Credit Card	Not required	Inclusive

## Short-Term Housing In The Philippines

Short term accommodation in the Philippines is offered in hotels and in serviced apartments. Assignees / expats can choose one bedroom to four bedroom units depending on their requirements and budget. Hotels and serviced apartments are concentrated in Metro Manila particularly in Makati City where the main commercial and business district is based.

Hotel accommodation is recommended for business travellers staying for a day to a week. Alternately, for assignments that last for one to nine months, short term accommodation in serviced apartments is generally the most suitable, as most serviced apartments offer lower rates for stays of longer than one month.

Rates posted are net of the local taxes. In most hotels and serviced apartments, rates include utilities, daily housekeeping services and a parking space. Extra

charges are incurred if expats / assignees avail of extra services such as baby-sitting and limousine services. In most establishments, payments are based on the daily rates. However, corporate clients can usually arrange to pay monthly if they have a confirmed stay of over a month and have arranged it with the establishment's reservation. Hotels require at least an overnight stay. Some serviced apartments also require at least an overnight stay but others require a minimum stay of one month.

It's generally advised to make bookings no later than two weeks before the preferred date of arrival. Most establishments request a credit card number as a form of guarantee to confirmation bookings. Lease agreements usually need to be signed for long term accommodation that is more than three months.

*' It's generally advised to make bookings no later than two weeks before the preferred date of arrival'*

The short-term accommodation market in the Philippines is already growing and is expected to grow bigger because of the proliferation of call centre companies in the country. Constant mobility of employees from this industry makes short term accommodation suitable for their housing needs. Consequently, developers are also recognizing this trend and are beginning to focus more on the construction of establishments that offer short term accommodation.

Continued on pg 8

## Short-Term Housing in The Philippines (continued...)

### Average Monthly Rental Charge in US Dollars

Category	Area	Monthly Rate	Security Deposit	Advance Payment	Tax
Manila -Studio/Studio Premier	37-50 sqm	1200-1300	1 month's rental	1 month's rental	Rates are subject to 12% service charge, 10% VAT and 0.5% local tax
Manila - 1 Bedroom Standard/Superior	58-74 sqm	1750-1800	1 month's rental	1 month's rental	
Manila - 1 Bedroom Executive/Premier/Deluxe	67-91 sqm	1800 - 1950	1 month's rental	1 month's rental	
Manila - 2 Bedroom Executive/Superior	96-155 sqm	100-2450	1 month's rental	1 month's rental	
Manila - 3 Bedroom	193 sqm	2950	1 month's rental	1 month's rental	

## Short-Term Housing in Singapore

Many expatriates require short-term accommodation for temporary living during the home finding or during the transition time before moving into the permanent housing. The length of stay varies from one week, a fortnight to one month. There are a few companies which have a more generous allowance of up to three months for their employees who are home finding.

In Singapore, short-term accommodation can be found in serviced apartments which are more available today as compared to five or ten years ago. There is a minimum requirement of one week stay, hence for very short-term requirements hotel accommodation is the only option. Normal apartments are usually leased on a two year tenancy but some landlords may be willing to accept a one year lease depending on circumstances (like waiting for a sale transaction, etc.) Most popular sizes for serviced apartments are one, two and three bedrooms. Four bedroom apartments are very scarce.

Most of the serviced apartments are centrally located and if they are not situated close to shops or MRT, shuttle bus services are provided at regular intervals. There are a few serviced apartments located away from the central belt and these will cater to expatriates whose work place is not in the city centre. A lease agreement is generally used for stays of one month or more. Recently the demand for serviced apartments has grown quite quickly so advance booking is usually recommended. Serviced apartment providers are very optimistic about demand rising and some have revised their rates upwards for 2006.

We would recommend serviced apartment accommodation for any stay longer than one week especially for families with children. Facilities such as kitchen, laundry, children's play area, etc. will help to provide more of a home environment compared to staying in a hotel. More importantly, the cost is usually lower than a hotel, especially for long stays. The other benefit is the social networking where opportunities of meeting other new arrivals are present.

### Costs Involved

- Serviced apartments are normally very adequately furnished with bed linens, kitchen utensils, crockery on top of the usual furniture and appliances. Sometimes power supply, internet services, cable vision, breakfast, parking, housekeeping, are included in the rent.
- Extra applicable fees (e.g. booking fees) – Booking fees are charged when there are no other destination services required by the company.
- Broadband or internet services, telephone calls, baby-sitting services.
- The rent is quoted on a daily or monthly basis. If the stay is more than one month, a pro-rated amount is used to calculate the rent, or a daily rate is applied.
- Minimum stay is one week.
- A deposit is required and the amount will depend on the length of stay.

Continued on pg 9

## Short-Term Housing in Singapore (continued...)

### Average Monthly Rental Charge in US Dollars

Category	Area	Monthly Rate	Security Deposit	Advance Payment	Goods & Services Tax (GST)
City 1 - Studio	506 sq ft	3330	1 month's rental	1 month's rental	+5%
City 2 - Studio	387-434 sq ft	2800	1-2 month's rental	1 month's rental	+5%
City 1 - 1 bedroom	614 sq ft	4130	1 month's rental	1 month's rental	+5%
City 2 - 1 bedroom	540 sq ft	3460	1 month's rental	1 month's rental	+5%
City 1 - 2 bedroom	862 sq ft	5000	1 month's rental	1 month's rental	+5%
City 2 - 2 bedroom	750 sq ft	4000	1 month's rental	1 month's rental	+5%

## Leisure In Singapore

Where else can you enjoy a Broadway musical and dine off a banana leaf on the same evening? Or shop for hot deals on air-conditioned streets? Or walk through a rainforest in the heart of the city? With endless dining and entertainment options, famed quality shopping and cultural treasures, this trendy city is where the world comes together for pure enjoyment.

Singapore's tropical weather is perfect for outdoor activities. Big shady trees and spacious sidewalks make Orchard Road an ideal place for a long leisurely stroll. Comfortable benches offer good views of the lively street scene.

Enjoy Singapore's colonial charm with a walk along the Singapore River where Sir Stamford Raffles first landed. Fort Canning Hill is the spot where Raffles chose to build Singapore's first government house.

Meet Singapore's fine, feathered friends at Parrot Paradise in the Jurong Bird Park. The Southeast Asian Bird Aviary is the world's largest walk-in aviary and home to more than 100 species from the region.

Go for a morning walk at the Botanic Gardens. If you get there by 7am, you can join groups of Singaporeans doing their tai chi exercises.

Join local celebrity Ah Meng and her children for breakfast with the orangutans at the Singapore Zoological Gardens. Air-conditioned rest stops are located throughout the zoo.

Get wild with the animals and have dinner at the Night Safari next to the zoo. Afterwards, you can walk or take a tram ride for a look at the animals, under the cover of darkness.

View migratory birds from as far away as Siberia at the Sungei Buloh Nature Park. They rest in this nature spot in the northern part of Singapore yearly, from September to March. Don't forget to bring along a pair of binoculars!

Air-conditioned malls are everywhere and filled with merchandise from around the world. Orchard Road is the island's premier shopping district, where you will find the widest assortment of branded goods, latest fashion, Asian antiques, handicrafts and souvenirs.

Visitors to Singapore's ethnic quarters will be intrigued not only by the merchandise, but by the surroundings as well. In Little India's colonial shop houses are merchants selling spices, Indian textiles, jewellery and handicrafts. Arab Street is where you will find shops loaded with basket ware, local souvenirs and fine quality batik fabrics. Singaporeans go to Chinatown for their favourite Chinese foods, candies, silks, teas and herbal medicines.

Enjoy the night breezes by taking a stroll along Clarke Quay and Boat Quay. Dine at the water's edge or people-watch in air-conditioned comfort at one of the many restaurants or bars along the quays.