

THE ASSEMBLY PLACE (SGX:TAP)

Student Accommodation, Designed Around You

From vibrant student hostels to premium studios and heritage residences, The Assembly Place offers accommodation to suit every student's lifestyle and budget.



CAMPUS by The Assembly Place

Premium Student Hostel



commune on Henderson by TSTAP

City Living, Private Studios



STAY by The Assembly Place

Heritage Black & White House

A LISTED, TRUSTED OPERATOR

Backed by Scale. Recognised by Schools.

You're not just renting a room — you're placing your student with Singapore's largest community living operator.

#1

Largest community living operator in Singapore by keys (~34% market share)

3,400+

Keys under management across 100+ properties island-wide

2019

Founded in Singapore — six years of operating track record

SGX

Publicly listed on the SGX Catalist board (ticker: TAP) since Jan 2026

RECOGNISED WHERE IT MATTERS

- Listed by Singapore Management University (SMU), Singapore University of Technology and Design (SUTD), James Cook University Singapore (JCU), Singapore Institute of Management (SIM), PSB Academy, and more, as an official off-campus accommodation partner.
- Diversified portfolio spans student housing, co-living, hotels & serviced apartments, and intergenerational living — giving TAP scale most student-housing-only operators don't have.
- Asset-light model with institutional-grade reporting — the same operational standards used across TAP's full portfolio apply to every CAMPUS, commune, and STAY property.

One Group, Every Kind of Student Living

Whichever property you choose, every TAP resident gets the same core promise.



All-Inclusive Living

Utilities, Wi-Fi, and weekly housekeeping bundled into rent.



International Community

Regular events to meet students and friends from around the world.



Bilingual Support

On-site management team assists in both English and Mandarin.



Safety First

Managed premises with responsive on-site and remote support.

Three properties, one standard of care — pick the fit for your stage of student life.

WHAT'S INCLUDED

Know Exactly What You're Paying For

A clear line between what's bundled into rent and what's a paid add-on — no surprises after move-in.

	CAMPUS	commune	STAY
Utilities & Wi-Fi	✓	✓	✓
Weekly Housekeeping	✓	✓	✓
Furnished Room (bed, desk, wardrobe)	✓	✓	✓
Private Bathroom	○	✓	—
Private Kitchen / Kitchenette	— (Shared)	✓ / Shared	Shared
Bedding Set	○	○	✓
Laundry Service	○	○	✓
24-Hr Live-In Resident Mentor	—	—	✓

✓ Included in rent ○ Optional paid add-on — Not offered

Optional add-ons (bedding, laundry, cookware, private bathroom upgrade) are billed separately — see each property's price list for exact rates.

CAMPUS by The Assembly Place

Premium Student Hostel Living

116 Lorong J Telok Kurau, Singapore 425946 • 428 Beds • 109 Rooms



All-Inclusive Living

Utilities, Wi-Fi, and weekly housekeeping bundled into rent.



International Community

Regular events to meet students and friends from around the world.



Bilingual Support

On-site management team assists in both English and Mandarin.



109

Rooms across 3 tiers of bed types

428

Total bed capacity on-site

Getting Around & What's Nearby

Closer than it looks — the free shuttle and on-site bike-share both cut real time off your commute.



3 MRT Stations Nearby

East-West Line (EW):

Kembangan (EW6) ~900m **~4 min by Bicycle**
 Eunos (EW7) ~1.1km **~5 min by Bicycle**

Free shuttle bus also connects CAMPUS to Paya Lebar MRT, Monday–Friday (excluding public holidays) 7:30–10:00 am, every 30 min.



Anywheel Bike-Sharing — On-Site

Anywheel bicycles are docked right at CAMPUS, so getting to the MRT, shops, or the free Paya Lebar shuttle stop never means a long walk.

Regular Bike
 \$1.00 / 30 min

7-Day Pass
 from \$6.90

30-Day Pass
 \$9.90

Prices shown are indicative and subject to change. TAP is not affiliated with Anywheel.

Nearby Amenities



i12 Katong Mall



Marine Parade
Hawker Ctr



NTUC FairPrice



24hr Convenience
Stores

Travel Time to Popular Schools

The shuttle isn't just a nice-to-have — for town-area schools it meaningfully cuts commute time.

School	Direct (Distance • Time)	Via Shuttle
James Cook University (JCU)	4.8 km • 38 min	23 min
Kaplan Higher Education Academy	8.5 km • 45 min	36 min
Nanyang Academy of Fine Arts (NAFA)	8.1 km • 43 min	34 min
LASALLE College of the Arts	8.0 km • 40 min	32 min
Dimensions International College	10.2 km • 47 min	42 min
PSB Academy (Cathay Campus)	9.3 km • 42 min	39 min
Nanyang Science and Technology College	8.3 km • 39 min	35 min
Singapore Management University (SMU)	8.3 km • 37 min	35 min
TMC Academy	2.9 km • 20 min	18 min
SISH Institute	2.0 km • 12 min	10 min
ERC Institute	8.0 km • 30 min	26 min
PSB Academy (Main Campus)	7.6 km • 36 min	33 min
LSBF	11.9 km • 41 min	37 min
Singapore University of Technology and Design (SUTD)	9.3 km • 40 min	40 min
SIM Global Education (SIM)	17.0 km • 65 min	58 min
Singapore University of Social Sciences (SUSS)	17.0 km • 65 min	58 min

Estimated public transport (bus/MRT) time via Google Maps, off-peak. Free shuttle bus connects CAMPUS to Paya Lebar MRT. Times may vary — please verify for your exact route. Full distance list available on request.

Choose Your Room — 3 Simple Steps

1

Bed Type

Type A · Type B · Premium

Type B = upper bed, lower desk. Premium = male only.

2

Room Size

Twin · Triple · 4-5 Person · 6-9 Person

Fewer roommates = higher price per bed.

3

Contract Length

1 month · 3 months · 6-12 months

Longer contracts unlock lower monthly rates.

Bed Type	Room Size	Bathroom	1-Mo	3-Mo	6-12 Mo
Type A	Twin Room	Shared	\$1565/bed/mo	\$1400/bed/mo	\$1350/bed/mo
	Triple Room	Shared	\$1425/bed/mo	\$1250/bed/mo	\$1190/bed/mo
	Four / Five-Person	Shared	\$1250/bed/mo	\$1075/bed/mo	\$1025/bed/mo
	Six-Nine Person	Shared	\$1175/bed/mo	\$1025/bed/mo	\$975/bed/mo
Type B	Twin Room	Shared	\$1375/bed/mo	\$1210/bed/mo	\$1155/bed/mo
(Upper Bed, Lower Desk)	Triple Room	Shared	\$1225/bed/mo	\$1075/bed/mo	\$1000/bed/mo
	Four / Five-Person	Shared	\$1050/bed/mo	\$880/bed/mo	\$825/bed/mo
	Six-Nine Person	Shared	\$1000/bed/mo	\$825/bed/mo	\$770/bed/mo
Premium (Male Only)	Single Room	Shared	\$2150/bed/mo	\$1980/bed/mo	\$1925/bed/mo
	Twin / Triple Room	Shared	\$1725/bed/mo	\$1650/bed/mo	\$1600/bed/mo
	Twin Room	Private	\$1925/bed/mo	\$1850/bed/mo	\$1800/bed/mo

Prices before tax, SGD/bed/month. One-time admin fee: \$223.45 (after tax). Peak-season surcharge (Jan-Apr, Jul-Oct): +5%.

Note: Types A and B beds may be in **mixed rooms**.
Room locations and bed allocations will be **assigned by the system**.

***All pictures for illustration only**

Premium Type



Type A



Type B



How Your Payment Is Calculated

Three components make up every move-in payment. The formula changes slightly during peak season.

STANDARD PERIOD

Rental

Rental + 2.7% Tax

Charged monthly for the length of your contract.

Admin Fee

Admin Fee + 9% Tax

One-time, paid at move-in.

Security Deposit

1 Month's Rent

Non-taxable. Refunded after checkout, less any deductions.

PEAK PERIOD MOVE-IN · Jan-Apr & Jul-Oct

Rental

Rental + 5% Surcharge + 2.7% Tax

The 5% peak surcharge applies to the full contract, not just move-in month.

Admin Fee

Admin Fee + 9% Tax

Unchanged — same as standard period.

Security Deposit

1 Month's Rent incl. 5% Surcharge, Rounded Up

Non-taxable. Refunded after checkout, less any deductions.

ILLUSTRATIVE EXAMPLE

Type A Triple Room, 6-12 mo contract at \$1,190/bed/mo

Standard

\$1,222.13 rent + \$223.45 admin + \$1,190 deposit

Peak

\$1,283.32 rent + \$223.45 admin + \$1,250 deposit

commune on Henderson by TSTAP

Intergenerational City-Centre Living

98 Henderson Rd, Singapore 159543 • 292 Beds • 102 Rooms



All-Inclusive*, Move-In Ready

Private aircon, kitchen, fridge, bathroom, desk & wardrobe in-room. *excl. tax



High-Privacy Studio Units

Single or double studios with private bathrooms and full kitchenette.



Close to City Centre

Between Tiong Bahru (EW17) and Redhill (EW18) — minutes from the CBD.



102

Rooms — single & double studios

292

Total bed capacity on-site

commune on Henderson by TSTAP

Getting Around & What's Nearby

Two MRT stations and everyday essentials within easy reach.



2 MRT Stations Nearby

East-West Line (EW): Tiong Bahru (EW17) ~1.1km, Redhill (EW18) ~900m

Nearby Amenities



Tiong Bahru Plaza



Bukit Merah View Hawker Ctr



Kim San Leng Coffeeshop



FairPrice Finest & Grocers

Both a hawker centre and a heartland coffeeshop sit within a short stroll — plus a full shopping mall for groceries and daily needs.

Travel Time to Popular Schools

School	Distance • Time
Nanyang Academy of Fine Arts (NAFA)	3.2km • 22 min
LASALLE College of the Arts	3.6km • 24 min
Dimensions Int'l College (River Valley)	3.7km • 27 min
Amity Global Institute	4.3km • 25 min
PSB Academy (Cathay Campus)	5km • 25 min
Kaplan Higher Education Academy	5.4km • 30 min
National University of Singapore (NUS)	5.5km • 39 min
Singapore Management University (SMU)	5.6km • 26 min
PSB Academy (Main Campus)	7.1km • 43 min
SIM Global Education (SIM)	9.2km • 42 min
Singapore University of Social Sciences (SUSS)	9.2km • 42 min
ERC Institute	3.5km • 21 min
Stamford Academy	5.6km • 31 min
LSBF	4.8km • 29 min

Estimated public transport (bus/MRT) time via Google Maps, off-peak.

Times may vary — please verify for your exact route. Full distance list available on request.

Choose Your Room

Just two decisions: how much privacy you want, and how long you're staying.

Best Value

Quad Room

Shared bathroom · most affordable, shared with 3 others

Most Private

Single Room

Private bathroom · fully private studio

Balanced

Twin Sharing

1 bathroom shared between 2

Extra Privacy

Twin Sharing

2 bathrooms — each with your own

Room Type	Bathroom	1-Mo	3-Mo	6-12 Mo
Quad Room	Shared	\$1,400/mo	\$1,240/mo	\$1,028/mo
Single Room	Private	\$3,850/mo	—	\$3,300/mo
Twin Sharing	1 Bathroom	\$3,900/mo	—	\$3,700/mo
Twin Sharing	2 Bathrooms	\$4,350/mo	—	\$4,100/mo

Prices before tax, SGD/room/month. One-time admin fee: \$223.45 (after tax). Preferred bed selection +\$85 (subject to availability).

Quad Room

*All pictures for illustration only



Single Room





How Your Payment Is Calculated

The same three components as CAMPUS — Commune does not carry a peak-season surcharge.

STANDARD FORMULA

Rental

Rental + 2.7% Tax

Charged monthly for the length of your contract.

Admin Fee

Admin Fee + 9% Tax

One-time, paid at move-in.

Security Deposit

1 Month's Rent

Non-taxable. Refunded after checkout, less any deductions.

ILLUSTRATIVE EXAMPLE

Quad Room, 6-12 mo contract at \$1,028/mo

Rental + tax	\$1,055.76 /mo
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Admin fee (after tax)	\$223.45
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Deposit (refundable)	\$1,028.00
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STAY by The Assembly Place

Singapore's Iconic Black & White Houses

127 Woodleigh Park, Singapore 357865 • 32 Beds • 28 Rooms

**121, 123, 125, 127 are all within the same vicinity*



On-Site Resident Mentor

A 24-hour live-in mentor offers the closest experience to a homestay — peace of mind for parents.



Colonial Heritage Charm

Over a century of history blending colonial architecture with modern interiors.



2 MRT + Shopping Mall

Walk to Woodleigh (NE11) & Potong Pasir (NE10), right beside a shopping mall.



28

Rooms — single & twin/double

32

Total bed capacity on-site

STAY by The Assembly Place

Getting Around & What's Nearby

Quiet residential charm, without giving up city convenience.



2 MRT Stations Nearby

North East Line (NE): Woodleigh (NE11) ~450m, Potong Pasir (NE10) ~750m

Nearby Amenities



Shopping Mall
Next Door



Woodleigh
Village Hawker
Ctr



Supermarkets &
Grocers



Convenience
Stores



Both stations sit right beside the mall, so groceries, food, and daily errands are a five-minute walk away.

STAY by TAP · Getting Around

Travel Time to Popular Schools

School	Distance • Time
Dimensions Int'l College (58 Lowland Rd)	3.3km • 24 min
James Cook University (JCU)	4.8km • 32 min
Nanyang Academy of Fine Arts (NAFA)	5.6km • 30 min
LASALLE College of the Arts	5.5km • 30 min
TMC Academy	5.8km • 35 min
Amity Global Institute	6.8km • 38 min
Singapore Management University (SMU)	7.0km • 34 min
Kaplan Higher Education Academy	8.7km • 40 min
PSB Academy (Marina Square)	7km • 35 min
PSB Cathay	7.5km • 22 min
Stamford American International School	6 mins walk
Australian International School Singapore	2.7km • 16 min
Brighton College (Singapore)	2.9km • 21 min
Singapore Institute of Technology (Campus Heart)	12.8km • 35 min

Estimated public transport (bus/MRT) time via Google Maps, off-peak. Times may vary — please verify for your exact route. Full distance list available on request.

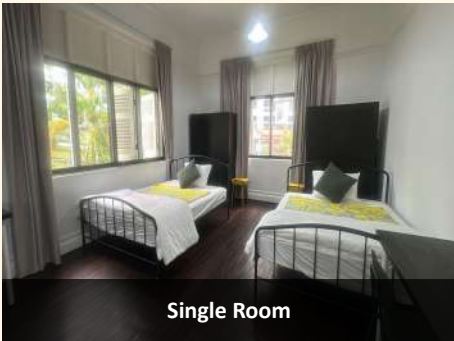
Room & Bed Price List

Room Type	Monthly Rent
Single Room	\$1,700 - 2,200/mo
Double Room (per bed)	\$1,650/mo

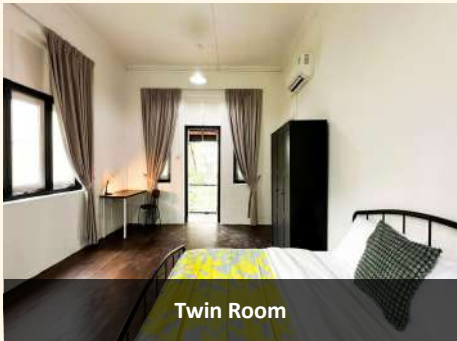
Each bathroom shared by 2-3 tenants. Rent includes Wi-Fi, utilities, facilities, aircon & housekeeping. Prices after tax.

Terms & Optional Fees

- One-time admin fee: \$223.45 (after tax)
- Minimum stay: 3 months
- Deposit (1 mo rent) + admin fee + 1 mo rent + service fees due at signing
- Deposits & admin fees already paid are non-refundable if cancelled
- Guardian Service Fee: \$300/mo or \$3,000/yr (non-refundable)
- Extra tuition / courses charged based on student's request



Single Room



Twin Room

Best For

Students, or families who want a live-in mentor and homestay-style supervision in a heritage setting.

Starting from

\$1,650/mo

per bed, double room



Samann 罗

Singapore



Scan the QR code to add me as a friend.

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陈威潮 (学生宿舍)

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