



TERMS & CONDITIONS TO RENT A STUDIO

Off the Kerb has 2 affordable studios on-site for artists. The minimum rental term of a studio is 6 months. Studios can be rented on a month by month basis in the case of residencies or scholarship programs.

Studio 1 is 15 square metres and Studio 2 is 25 square metres. All spaces have artificial lighting and natural light and access to running water. Bathroom facilities and basic Kitchen facilities are available. Both studios have 24 hour access.

The current subsidised monthly rental for Studio 1 is \$210* per calendar month (\$48 per week) which includes bills. The monthly rental for Studio 2 is \$322* per calendar month (\$74 per week) which includes bills. Tenants are required to pay the rent in full on the 1st of each month. Off the Kerb cannot allow extended period in payment of rent.

***Subject to change with sufficient notice. GST inclusive.**

High speed broadband is connected to each of the studios. Artists are to contribute \$20 per month for internet usage. This amount will be added on to their monthly rent.

Payments should be made to OFF THE KERB via cash, cheque, money order or internet bank transfer (please include tenant name)
BSB: 013006 ACC#: 490742786.

A bond which is equivalent to two month's rent is required as security.

Tenants are to give one months notice (30 days) before ending their tenancy. If less than one month's notice is given, Off the Kerb reserves the right to withhold the bond.

If excessive damage is made to the property, Off the Kerb reserves the right to withhold the bond, as well as bill the tenant for the full expense to repair damages.

Tenants may drill screws into walls, mount objects onto walls, paint on walls and suspend objects from the ceiling. Studios may be kept in a fashion that is customary of an artist studio.

However, when tenants end their tenancy, they MUST return the studio to its original condition, otherwise, Off the Kerb reserves the right to withhold the bond. Tenants must return walls to original state by painting over with the gallery's paint (in stockroom) and filling any holes in the wall with putty/filler material (in stockroom).

Tenants must behave in a professional manner at all times during their tenancy. Music may be played in the studios, but excessively loud music is not allowed. Illegal substances are STRICTLY prohibited on Off the Kerb premises. Smoking is STRICTLY prohibited inside the building as it is a fire hazard. Tenants may use the private courtyard at the back of the gallery for smoking. Alcohol may be consumed in moderation only so as not to lead to disorderly behavior & disturbances to neighbours. If tenants violate these rules, Off the Kerb has the right to evict the tenant and withhold the bond.

● off the Kerb ●

WHO is eligible to apply

Australian and international emerging and established visual artists, performance artists, graphic designers, multi media & new media artists and fashion designers may rent studios. Those working in very heavy materials or with dangerous chemicals are NOT eligible to rent a studio at Off the Kerb. Students at University or TAFE are welcome to apply to rent for a studio.

CRITERIA to be selected as a studio artist

Successful applicants are chosen based on the quality of art work, perceived potential, applicant's space requirements and financial capability. Off the Kerb gallery exhibits a high standard of art work, and as such, it is required that the studio artist must create work that is in line with the goals and standards of the gallery as a whole.

PROCEDURE to apply

1. Contact the gallery for Studio availability.
2. Supply a CV (1 page typed) and **appropriate images*** of recent -past 2 years- and/or current work in progress via email, mail or in person
3. Complete and sign Application form & Contract to rent (on successful application)
4. Pay Bond and first month's rent

* **Appropriate Images** (clearly labeled with your details)

- A CD of 6 jpeg images in 72 dpi resolution
- A DVD of 3 works, each a maximum 4 minutes duration
- Portfolio of art work (if attending in person)

(if mailing material, include Large stamped self-addressed envelope if you wish for your material to be returned)

DECISIONS

Selection is made by Off the Kerb, which includes the Director and gallery committee members.

ENQUIRIES

Off the Kerb
66B Johnston Street
Collingwood VIC 3066

Australia
p: 9077 0174
m: 0400 530 464
e: info@offthekerb.com.au



APPLICATION TO RENT & CONTRACTUAL AGREEMENT

Surname _____

Name _____

Address _____

Phone _____

Email _____

Date of Birth _____

Bond Amount _____ **Date Paid** _____

I _____ of _____ have read completely and agree to abide by the Terms and Conditions to rent a studio at Off the Kerb. I understand that this is a binding contractual agreement that is upheld by the law.

Signature _____ **Date** _____

**tenants are required to take out insurance for their studio if they so wish to do so. The gallery's insurance policy does not cover the private studios against.*