

Rental Agreement & Terms & Conditions Fabrik Meet the Maker Studios

Studio Hire

To ensure that Fabrik is a vibrant and creative arts precinct for artists, community and visitors, the Meet the Maker Studios are available for short-term and longer-term hires. Having the studios full and operating is integral to all stakeholders and will provide opportunities for artists to work in a communal environment, hone their arts practice and share and sell their work with the public.

1. Location

Fabrik Arts + Heritage is located at 1 Lobethal Road, Lobethal, residing in four of the 30+ buildings on site. Our Meet the Maker retail Studios are located on the ground floor of the Blanket Building and are easily accessible.

2. Dates

Hire arrangements are offered from 8 weeks to 6 or 12 months. Currently there is one Studio available from 22 October 2024, and one Studio available from 19 November 2024.

Artists may nominate to be allocated a studio for 8 weeks to 12 months.

3. Opening hours

Fabrik is open to the public 11am-4pm Wednesday to Sunday.

The site is staffed 9am-5pm Monday to Friday and 11am – 4pm on weekends. Artists will have access to studios during these hours.

4. Moving in/Moving Out

Artists allocated a Meet the Maker Studio can move in on the first day of their leasing period.

Artists moving out will need to refrain from packing up during hours when Fabrik is open to the public and have vacated by 5pm on a Monday.

To ensure that the studio spaces are always full and operating when Fabrik is open to the public, changeover of artists will need to occur outside of Fabrik's opening times and within business hours.

5. Facilities

Studios have internal-facing shop front windows, LED lighting and existing heritage windows at the rear of the space for natural light.

Studios are internally located and have lockable doors.

Each studio measures approximately 14.5m² (4.5m x 3.2m), with doorways measuring 900mm wide.

Studio facilities include:

- Multiple power points
- Access to shared kitchenette
- Access to a designated wash space for washing brushes etc.
- Access to public toilets

6. Studio Hire

To ensure activation of the Studios, a discounted fee is offered reducing the regular Meet the Maker Studio hire fees are from \$99 per week to \$50 per week. This reduced rate of \$50 per week is valid until (and including) 18 November. After 18 November, the weekly rental amount will revert to \$99.

- All rental fees are charged per week and include GST. Fees are payable in advance.
- Rental payments are to be made at the Fabrik Gallery Shop, using cash or EFTPOS.
- Studio rental includes outgoings (such as electricity and water).

7. Promotion

Fabrik's website will include a list of who is occupying the Meet the Maker Studios and social media links to connect with each creative.

8. Conditions

- i. Artists must have their own public liability insurance.
- ii. All electrical equipment must be tagged and tested to comply with Adelaide Hills Council's insurance requirements.
- iii. Artists must be present and making or engaging with the public for a minimum of 50% of Fabrik's opening hours, being Wednesday to Sunday, 11am – 4pm.
- iv. No commission fees apply to sales made from studios – 100% of sales made in the studio belong to the artist.
- v. Artists must make their own arrangement to receive cash or electronic payments for sales.
- vi. Goods sold by the artist must have been made by the artist. The work of other makers may not be sold in Meet the Maker Studios.
- vii. Studios must be locked when artists are not present. Fabrik staff/volunteers will not access studios and will not make sales in the absence of the studio artists.
- viii. As the Studios are open to the public, each space must be presented as a retail space, clear of tubs, boxes, clutter, and debris. Safety of the visiting public must also be considered. Spaces must be safe, free from hazards and as accessible as possible.
- ix. Artists are responsible for cleaning their own Studio and emptying bins. Common areas will be cleaned by Adelaide Hills Council's contracted cleaning staff.
- x. Studios are unfurnished. Artists may bring in furniture of their choosing, taking care of the polished timber floors in the space.
- xi. Artists will ensure they communicate broadly across their social media platforms the days/times they will be in studio, so that the public can be informed.

- xii. Studio artists may use their retail studios to conduct classes for 1-2 participants at a time, dependant on available space for public to continue to gain access.
- xiii. Studios are not soundproof. Artists must ensure that noise is not excessive.
- xiv. Any activity that creates strong odours must be considered with care. The use of substances or processes that require extraction fans is prohibited.
- xv. Safety Data Sheets must be provided for any products, substances or chemicals that are classified as hazardous. These products must be stored safely.
- xvi. While working in the studio space, artists must take care of the built surroundings, i.e. using a drop sheet to protect the floors.
- xvii. Smoking (including vaping) is not permitted in studios, or in any of Fabrik's buildings or nearby surrounds.
- xviii. Any damages must be reported to Fabrik staff for assessment and to arrange repair. Studio artists will be responsible for any costs incurred.
- xix. Any artworks or behaviors that are threatening, demeaning or may isolate social, cultural, marginalised or racial groups will not be accepted.

9. Access + Keys

- Studio access will be provided once initial tenancy fees are paid.
- Fabrik staff will provide a site induction, and a Studio inspection will be conducted with the artist prior to items being moved in.

10. Parking + Loading

Short - term loading bays are located at the northern end of the Blanket Building and in the driveway between the Administration Building and the Mill Shed.

Two-hour parking is located on Mill Road and all-day parking is located behind the Lobethal Bierhaus.

11. End of Tenancy

- Studios are to be left in a clean and tidy condition, as it was found. All possessions must be removed.
- An outgoing inspection will be conducted by Fabrik staff. Studio artists will be responsible for any costs incurred if repairs are required.

Rates & Payment

Rental from 19 November 2024 is \$99 per week

Each studio measures approximately 4.5m x 3.2m, with doorways measuring 900mm wide.

- All rental fees are charged per week and include GST. Fees are payable in advance.
- Rental payments are to be made at the Fabrik Gallery Shop, using cash or EFTPOS.
- Studio rental includes outgoings (such as electricity and water).