



OPEN CALL FOR TELOK KURAU STUDIOS AND 7 SMITH STREET

Frequently Asked Questions (FAQs)

1. **Who can apply for Telok Kurau Studios?**

We are looking for individual visual artists (Singapore Citizens or PRs) to apply for Telok Kurau Studios under the Framework for Arts Spaces. We welcome both new artists (within their first 3 years of practice) who can apply under the Incubation Scheme, and established artists (with more than 3 years of practice) who can apply under the Scheme for Developing Artists and Arts Groups.

2. **Who can apply for 7 Smith Street?**

We are looking for arts groups preferably specialising in Chinese arts and culture and can contribute to Chinatown's cultural ecosystem. Arts groups must be non-profit in nature, e.g. Charities, Singapore-registered Public Companies Limited by Guarantee or Societies registered with the Registry of Societies. Applications will be assessed under the Arts Housing Scheme (AHS).

3. **Can existing arts tenants apply for the arts spaces under this Open Call?**

Yes, existing arts tenants can apply for spaces under this Open Call, provided they meet the eligibility criteria and do not have outstanding reports or overdue financial obligations to NAC. However, if you are currently a co-tenant at Telok Kurau Studios and are successful in obtaining your own unit, you will be required to withdraw from your current co-tenancy arrangement without any reset in the original tenure. All applications will be assessed based on merit and alignment with the assessment criteria outlined in the Open Call Information Pack.

4. **Can I apply for two units or more under the Open Call? (Only applicable for Telok Kurau Studios)**

To ensure that the infrastructural support provided by NAC benefits more artists and arts groups, applicants are limited to applying for one unit under the Open Call. Please note that the allocation of units is subject to evaluation of the applications, and you may not be allocated your first choice of unit.

If you are an existing co-tenant at Telok Kurau Studios, you will be required to withdraw from your current co-tenancy in the event that you are successful in your application for one unit under the Open Call.

5. Is Co-Tenancy applicable in this Open Call?

Co-tenancy is applicable for the Telok Kurau Studio units and 7 Smith Street.

6. One of the assessment criteria under FFAS is on financial needs. How will applicants be assessed? (applicable for Telok Kurau Studios)

NAC's FFAS is inclined towards helping artists/arts groups who are in greater need for arts spaces support. Hence, all else being equal, applicants with higher financial needs will be assessed favourably. Their financial needs for support will be objectively verified with supporting official documentation. Arts groups would be expected to provide audited Income and Expenditure statements to support their applications. These financial documents are necessary for NAC to assess the arts groups financial needs for support. Applications with omission of supporting financial documents will render applications as being incomplete, and will not be considered.

Note however that financial needs is only part of the assessment criteria. NAC also takes into consideration the efforts that the applicants put in to achieve long term financial sustainability.

7. Will successful applicants be offered any rent-free period, or will NAC be offering any financial assistance for fitting out their spaces and relocation from existing premises?

As the rental of the arts spaces are already heavily subsidised by NAC, there will be no additional financial assistance or rent-free period provided to successful applicants.

8. What is a sinking fund and what is its purpose?

"Sinking Fund" means the accumulated contributions the tenant contributes on a monthly basis only to be used for cyclical repairs and replacement of the building structure or Landlord's assets (NAC) in the Premises payable by the Tenant.

9. How do I proceed with fitting out for the arts space?

NAC and/or the Managing Agent will advise on the guidelines and requirements needed to ensure a smooth fitting out process.

10. What other cost(s) are there besides rental and service charge?

The following are the additional cost(s) for consideration:

- a) Stamp Duty for Tenancy Agreement
- b) Security deposit of 3 months rental
- c) Monthly utilities
- d) Fitting out
- e) Insurance for arts space, i.e., fire and contents coverage

11. If I have queries regarding this Open Call, who do I contact?

For queries, please contact pd_spaces@nac.gov.sg.