



NATIONAL ARTS COUNCIL
SINGAPORE

Telok Kurau Studios

7 Smith Street

Open Call Info Pack Tenancy Application

<u>Launch Date</u>	16 March 2026 (Monday), 4pm
<u>Closing Date</u>	10 April 2026 (Friday), 4pm
<u>Notification of Results</u>	Around end June 2026
Open Call Site Briefing	Register at the links below for site briefing on 26 March 2026: <ul style="list-style-type: none">• Telok Kurau Studios (2.30pm): https://go.gov.sg/oc26-sitebrief-tks• 7 Smith Street (4.30pm): https://go.gov.sg/oc26-sitebrief-7ss <p><i>Site briefing registration closes 25 March 2026, 4pm.</i></p>
Application submission	Visit the application submission links below for: <ul style="list-style-type: none">• Telok Kurau Studios: https://go.gov.sg/opencall2026-telok-kurau-studios• 7 Smith Street: https://go.gov.sg/opencall2026-7-smith-street

* Late submissions received past the closing date will automatically be disqualified

**Please refer to the NAC website (www.nac.gov.sg) for update on the notification date

1. INTRODUCTION

THIS INFORMATION PACK CONTAINS THE NECESSARY INFORMATION THAT WILL ASSIST YOU IN THE PREPARATION OF YOUR APPLICATION.

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1.1 ABOUT NATIONAL ARTS COUNCIL

The National Arts Council (NAC) champions the arts in Singapore. By nurturing creative excellence and supporting broad audience engagement, our diverse and distinctive arts inspire our people, connect communities and profile Singapore internationally. We preserve our rich, cultural traditions as we cultivate accomplished artists and vibrant companies for the future. Our support for the arts is comprehensive – from grants and partnerships to industry facilitation and arts housing. The Council welcomes greater private and corporate giving to and through the arts, so that together we can make the arts an integral part of everyone's lives.

For more information, visit <https://www.nac.gov.sg/>

1.2 ABOUT FRAMEWORK FOR ARTS SPACES

The Framework for Arts Spaces (FFAS) was introduced in December 2010 to better support the development needs of a growing and increasingly diverse arts sector.

The FFAS aims to support the professional and artistic development of artists and arts groups, and bring about a closer collaboration between arts disciplines, a greater sharing of resources, and a deeper engagement with the community.

Support under the FFAS is provided through 3 Schemes – (i) Incubation Scheme and (ii) Scheme for Developing Artists and Arts Groups and (iii) Arts Centre Scheme. For more information, please visit [Arts Infrastructure Schemes | National Arts Council \(nac.gov.sg\)](#)

The applicant successful in being allocated a space at **Telok Kurau Studios** will receive support from NAC under the **Framework for Arts Spaces (FFAS) –(i) Incubation scheme or (ii) Scheme for Developing Artists and Arts Groups.**

1.3 ABOUT ARTS HOUSING SCHEME

The Arts Housing Scheme (AHS) was implemented in 1985 to provide affordable spaces to arts groups and artists. Its main purpose is to give arts groups and artists a home within which they can develop their activities and enable them to play a greater role in the cultural development of Singapore. With the evolving landscape of the arts community, NAC embarked on a review of the AHS in 2010 which led to the development of the Framework for Arts Spaces in place of the AHS.

Under AHS, rental charges imposed by the Singapore Land Authority are heavily subsidised by NAC. Utilities and maintenance costs are borne by the tenants. For single tenanted properties under this scheme, tenants will be in charge of the day-to-day maintenance of the properties.

Successful applicants for the arts space at **7 Smith Street** under this Open Call will be eligible for support under the **Arts Housing Scheme.**

1.4 ABOUT TELOK KURAU STUDIOS



Launched in 1997, Telok Kurau Studios (TKS) is the first arts housing project with a focus on visual arts. Located at 91 Lorong J Telok Kurau Road, the nearest MRT station is Eunos MRT.

With a floor area of about 4,680 sqm, TKS currently provides spaces for visual artists and arts societies. On the premises there is also a gallery for artists to exhibit their works, and the gallery can also be hired by non-tenants.

For this Open Call, we are specifically seeking individual visual artists who can contribute to and benefit from the collaborative artistic environment at Telok Kurau Studios.

1.5 ABOUT 7 SMITH STREET #02-01, #03-01



Smith street in Chinatown is a dedicated hub for Chinese traditional arts, with several arts and culture groups establishing their presence along this historic street.

With a strong cultural ecosystem designed to promote local Chinese arts in one of Singapore's most historically significant neighbourhoods, tenants will have opportunities to contribute and collaborate to create an authentic cultural ecosystem where visitors can experience Singapore's rich Chinese artistic traditions.

As Chinatown aims to be a culturally distinctive and forward-looking civic centre for the Chinese arts and culture, applications will be assessed based on below published assessment criteria.

The allocation of space will take into consideration the space requirements of the applicants and their proposals that will promote Chinese arts and culture, serve the Chinese community as well as all Singaporeans, and contribute to the identity and vibrancy of Chinatown.

For this Open Call, we are seeking arts groups and organisations that specialise in Chinese arts and culture, and can contribute to the vibrant cultural ecosystem of Chinatown

2. SUPPORT SCHEME AND ASSESSMENT CRITERIA

Arts spaces available in this Open Call are supported under the Framework for Arts Spaces (FFAS) –(i) Incubation scheme or (ii) Scheme for Developing Artists and Arts Groups (for TKS) and Arts Housing Scheme (for 7 Smith Street).

2.1 OVERVIEW OF SCHEMES

Below is an overview of the support scheme that the applicants eligible for. Applicants should take into consideration the application criteria of the support schemes as Open Call is a competitive process and spaces will be awarded to the applications based on merit and best fit to the assessment criteria. All tenancy applications received in this Open Call will be assessed by NAC.

Support Scheme	Tenancy Period
FFAS - Incubation Scheme	<p>Maximum tenure of 3 years, non-renewable.</p> <p>Tenancy renewal per term is not automatic and is subject to performance review (of the previous term) and assessment outcome of the renewal application submission. Applications for tenancy renewal can be made for the first and second term.</p> <p>After completion of tenure of 3 years, tenant may reapply as Framework for Arts Spaces (FFAS) - Scheme for Developing Artists via Open Call for a tenure of 3 terms, (i.e. 3+3+3, not exceeding 9 years).</p>
FFAS - Scheme for Developing Artists & Arts Groups	<p>Maximum tenure of 3 terms, (i.e. 3+3+3, not exceeding 9 years).</p> <p>Each term is 3 years and carries term reviews (i.e. mid-term assessment and renewal assessment).</p> <p>Tenancy renewal per term is not automatic and is subject to performance review (of the previous term) and assessment outcome of the renewal application submission. Applications for tenancy renewal can be made for the first and second term.</p> <p>After completion of maximum tenure of 3 terms, tenant may reapply as Re-applicant* via Open Call for a further 3-year term.</p> <p><i>*Re-applicants under FFAS Scheme for Developing Artists are eligible for support in the form of a rental subvention amounting to 50% of the headlease rental, capped at \$3,000 per month (whichever is lower). There is no hard-stop for Re-applicants to apply via Open Call.</i></p>
Arts Housing Scheme	<p>1-year term only</p> <p>Renewal for subsequent terms under the scheme is not automatic and is subject to performance review (of the previous term) and assessment outcome of the renewal application submission.</p>

2.2 INCUBATION SCHEME

This scheme is targeted at new, young artists, arts companies, associations and societies, community/amateur arts groups within the first three (3) years of practice or establishment.

The aim is to give new, young artists the opportunity and platform to develop their artistic and organisational foundations, in an environment where they can interact with and learn from other artists and the community around them.

Support will be given in the form of a rental subvention amounting to 80% of the head lease rental, capped at \$800 per month, whichever is lower.

Artists and arts groups will be required to pay for their own utilities costs and a TKS MC fee for the general maintenance of common spaces such as cleaning of common areas, pest control and security services. The service charge is determined by the TKS MC and is subject to yearly review.

The assessment criteria for the three-year programme/proposal for the application are as follows:

- a) (40%) Strength of vision and the proposed programmes in impacting the development of the arts scene;
- b) (20%) Place-making contributions through;
 - collaborations with other artists/arts groups in TKS
 - number of activities organised/presented; and
- c) (40%) Financial needs and efforts made to achieve financial sustainability.

1 x 3-year term

Under the Incubation Scheme, the tenancy is on a 3-year term. NAC expects that some artists will either find alternative workspaces as they develop greater resources and networks, or decide to step down or dissolve their activities. For others, they may choose to apply via Open Call for further support under the Scheme for Developing Artists and Arts Groups, as described below.

2.3 SCHEME FOR DEVELOPING ARTISTS AND ARTS GROUPS

This scheme is targeted at existing practising artists, arts companies, associations and societies, community arts groups with more than three (3) years of practice and a track record of activities and artistic growth. The aim is to provide stability to strengthen artistic and organisational foundations, and to develop key programmes that will further artistic, organisational and audience development or outreach objectives.

Support will be given in the form of a rental subvention amounting to 80% of the head lease rental, capped at \$3,000 per month, whichever is lower. This higher quantum (when compared to the Incubation Scheme) is to recognise that Developing Scheme applicants are likely full-time groups and may require larger spaces.

Artists and arts groups will be required to pay for their own utilities costs and a TKS MC fee for the general maintenance of common spaces such as cleaning of common areas, pest control and security services. The service charge is determined by the TKS MC and is subject to yearly review.

The assessment criteria for the 1st term (3-year) programme/proposal for the application are as follows:

- a) (40%) Strength of vision and the proposed programmes in impacting the development of the arts scene;
- b) (20%) Place-making contributions to the TKS through;
 - collaborations with other artists/arts groups in TKS
 - number of activities organised/presented; and
- (c) (40%) Financial needs and efforts made to achieve financial sustainability.

Assessment Reports

For greater accountability, all tenants under the Incubation Scheme and Scheme for Developing Artists and Arts Groups will be required to submit a mid-term report 18 months into each term. This is for the purpose of reviewing the tenants' development and progress on their submitted proposal.

Tenants under the Scheme for Developing Artists and Arts Groups who wish to apply for a tenancy renewal will be required to submit the renewal application using the template provided by NAC prior to the end of each term. Applications for tenancy renewal can be made for the first and second term (with each term being a three-year period), but renewal is subjected to assessment outcome of the renewal application.

Tenants under the Incubation Scheme and Scheme for Developing Artists and Arts Groups will be required to submit an end-term report towards the expiry of the last term, unless otherwise informed by NAC.

2.4 ARTS HOUSING SCHEME

The Art Housing Scheme (AHS) provides affordable arts spaces for artist and arts organisations to facilitate their development and growth. The support provided under the AHS is as follows:

The infrastructure support will be given in the form of a rental grant amounting to 90% of the market rental. The artists and arts groups will also be required to make monthly contributions of 5% of the market rental to NAC for the 5 yearly cyclical repair and redecoration works of the property.

The assessment criteria for applications by new, young artists, arts companies, associations and societies, community/amateur arts groups within first 3 years of practice or establishment, are as follows:

- (60%) 3 year programme/proposal in terms of artistic development, developing organisational/management capabilities and/or attaining operational and financial sustainability.
- (40%) Contribution to the community in terms of promoting the art form, developing and sustaining the community's interest in the art form, realising the vision for the arts centre, and/or interaction or collaboration with other artists and arts groups.

The assessment criteria for applications by established, practising artists, arts companies, associations and societies, community/amateur arts groups with more than 3 years of practice are as follows:

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- (40%) 3 year programme/proposal in terms of artistic development, developing organisational/management capabilities and/or attaining operational and financial sustainability.
- (40%) Contribution to the community in terms of promoting the art form, developing and sustaining the community's interest in the art form, realising the vision for the arts centre, and/or interaction or collaboration with other artists and arts groups.
- (20%) Potential/Demonstrated ability to implement programme/proposal, sustain operations, achieve greater financial sustainability, effectively upkeep the spaces, and/or make prompt payments for rental fees and service charges.

2.5 SUBMISSION OF ASSESSMENT REPORTS IS COMPULSORY

For FFAS Incubation Scheme and Scheme for Developing Artists and Arts Groups

- For greater accountability, all tenants under the Incubation Scheme and Scheme for Developing Artists and Arts Groups will be required to submit a mid-term report 18 months into each term. This is for the purpose of reviewing the tenants' development and progress on their submitted proposal.
- Tenants under the Scheme for Developing Artists and Arts Groups who wish to apply for a tenancy renewal will be required to submit the renewal application using the template provided by NAC prior to the end of each term. Applications for tenancy renewal can be made for the first and second term (with each term being a three-year period), but renewal is subjected to assessment outcome of the renewal application. NAC will provide all necessary timing details and reporting templates for successful applicants.

For Arts Housing Scheme Artists and Arts Groups

- Tenants under the Arts Housing Scheme will be required to submit the evaluation and proposal reports to review tenants' development and progress on their submitted proposal before the 1 year tenure expires. Renewal of the tenancy is subject to the assessment outcome of the submission.
- NAC will provide all necessary timing details and reporting templates for successful applicants.

2.6 EXIT / TERMINATION

Tenants are free to exit from the Scheme, subjected to the notice period as stated in the Terms and Conditions of the tenancy agreement.

2.7 ALLOCATION OF SPACES

The allocation of space will be based on the assessment outcome, taking into consideration the space requirements of the applicant and the compatibility with the vision of TKS or Chinatown. NAC reserves the right for the final decision.

3 TENANCY APPLICATION – WHAT YOU NEED TO KNOW

3.1 ELIGIBILITY

Tenancy applications are open to the following :

- For **Telok Kurau Studios**: Individual Singapore Citizens or Singapore Permanent Residents who are currently living and working in Singapore
- For **7 Smith Street**: Arts groups that are Singapore-registered Public Companies Limited by Guarantee or Societies registered with the Registry of Societies

Application submission must be made in full in accordance with Section 4 – Application Procedure.

NAC will assess the eligibility of each application and NAC's decision will be final.

We regret that your application will not be considered for this Open Call if,

- i. the applicant has overdue financial obligations to NAC; AND/OR
- ii. the submission is incomplete.

3.2 ONLINE APPLICATION ONLY

ALL tenancy applications must be submitted online. Visit the following FormSG links to submit your application online.

Telok Kurau Studios: <https://go.gov.sg/opencall2026-telok-kurau-studios>

7 Smith Street: <https://go.gov.sg/opencall2026-7-smith-street>

If you require any technical assistance during your application online, please contact us at pd_spaces@nac.gov.sg.

3.3 APPLICATION GUIDELINES

Proposals submitted should strongly demonstrate relevance to the assessment criterion in Section 2 – Support Schemes and Assessment Criteria as well as the points to note below.

We would like to highlight that the Open Call is a competitive process, and arts spaces will be awarded to applicants based on merit and alignment with TKS or Chinatown’s visions.

Points to Note:

i. Your organisational and artistic development plan

Consider your organisational and artistic development, programmes and plans, and how well they align with the objectives of TKS or Chinatown [please refer to Section 1 for details] as well as the Our SG Arts Plan (2023 – 2027) (updates available on NAC’s website at www.nac.gov.sg)

ii. You are encouraged to attend the Open Call Site Briefing

The briefing will provide interested applicants with the opportunity to seek clarifications on the content published in the Open Call Information Pack and to have a better understanding on the conditions of the arts spaces as some of them come bare and would need to be outfitted. Past applicants have found the briefing beneficial for their understanding prior to their proposal submission. Although applicants are encouraged to attend the briefing, the session is optional and applicants can apply for the arts spaces without attending the briefing session. Visit the links below to register your interest in attending the open call site briefing.

- **Telok Kurau Studios:** <https://go.gov.sg/oc26-sitebrief-tks>
- **7 Smith Street:** <https://go.gov.sg/oc26-sitebrief-7ss>

iii. Successful applicant will be entitled to only ONE space by default

Every successful applicant will be entitled to one space by default. NAC reserves the right for the final space allocation.

3.4 DISQUALIFICATION

Application submission must be made in full in accordance with SECTION 4 – APPLICATION PROCEDURE.

Late submissions received past the Open Call closing date/time will automatically be disqualified.

Tenancy applications will not be considered for this Open Call if

- i. the applicant has overdue financial obligations to NAC;
AND/OR
- ii. the submission is incomplete.

4 APPLICATION PROCEDURE

4.1 ONLINE APPLICATION

Visit FormSG links below to submit your application online.

- **To apply for space at Telok Kurau Studios:**
<https://go.gov.sg/opencall2026-telok-kurau-studios>
- **To apply for space at 7 Smith Street:**
<https://go.gov.sg/opencall2026-7-smith-street>

Please complete all sections of the online form, as incomplete tenancy applications will be considered disqualified. Below is a list of key information to take note of:

The application may take 20-30 minutes to complete the application for submission.

You are encouraged to prepare all required information before you start on the application. The application will need to be completed in one sitting.

Mandatory documents to prepare beforehand

- Financial information
 - For TKS applicants (click [here](#) to download)
 - For 7 Smith St applicants (click [here](#) to download)
- Organisation structure - for 7 Smith Street Applicant (click [here](#) to download)
- Latest audited income and expenditure statement/ IRAS Notice of Assessment / IRAS Letter of No Filing service
- Copy of latest ACRA or a Letter of Registration from ROS with the society's constitution (For organisation, if applicable)
- CV / Biography (For Key Personnel)

4.2 OUTCOME OF APPLICATION

Results of the Open Call is expected to release in around June 2026. Applicants will be advised on the outcome of their tenancy applications in writing.

For planning purposes, successful applicants may assume occupancy of their respective units, beginning from July 2026 (estimated) onwards. However, the commencement date may differ from unit to unit. NAC will work with the successful applicant on the actual commencement date at the point of award.

NAC reserves the right not to award if none is considered to be satisfactory and, in that event, at its option, to conduct additional Open Call.

4.3 CONFIDENTIALITY AND PRIVACY OF PERSONAL INFORMATION

All information provided by an individual or organisation in support of the application of arts spaces will be treated in strictest confidence.

4.4 CONTACT DETAILS

If you have any queries with regards to your application, you can reach us at email: pd_spaces@nac.gov.sg.

5 AVAILABLE ARTS SPACE(S) FOR APPLICATION

5.1 PREMISE TELOK KURAU STUDIOS

Available units at Telok Kurau Studios (TKS):

S/No.	Unit	GFA (sqm)
1	#102	54.75
2	#115	36.30
3	#204	31.12
4	#301	50.37
5	#404	50.37

5.2 FLOOR PLAN

Please refer to **Annex A** for the floor plan of TKS.

5.3 INDICATIVE RENTAL FOR TELOK KURAU STUDIOS

Please note that the rental, sinking fund and floor areas listed are indicative figures and will be subject to change and periodic review by NAC and The Management Committee (MC).

Property	(A) Head Lease Rental (\$)	(B) NAC Subsidy	(C) Rental after NAC Subsidy (\$)	(D) Sinking Fund	Tenant Pays Every Month [Before GST] (\$)
TKS	\$22.16 psm unit size	<p>Incubation Scheme 80% head lease rental or cap at <u>\$800</u>, whichever is lower.</p> <p>Developing Artists 80% head lease rental or cap at <u>\$3000</u>, whichever is lower.</p>	(C) = (A) – (B)	10% of Head Lease Rental (A)	(C) + (D)

Subsidized Rental and Sinking Fund at Telok Kurau Studios to be paid by tenant will be revised within the lease term with prior notice provided by NAC due to Singapore Land Authority (SLA) renewal of tenancy.

“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 as determined by NAC.

For Telok Kurau Studios, Tenants are to pay a monthly Management Fees (MC fee) to the Management Committee (MC) and monthly utilities charges as determine by the MC. MC Fee is subject to changes with prior notice to be provided by the TKS Management Committee.

Successful applicants are required to bear all other costs such as Stamp Duty for Tenancy Agreement, renovation costs, administration fees for opening an account with SP services (water & electricity), monthly utilities costs etc, which are not included in the rates above.

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.

5.4 PREMISE 7 SMITH STREET

Premise Address	Total GFA (sqm)
7 Smith Street #02-01 & #03-01 Singapore 058921	Approx. 200.22

Please refer to **Annex B** for the site images of 7 Smith Street.

5.5 INDICATIVE RENTAL FOR 7 SMITH STREET

Please note that the computation below is based on indicative community and civic use rates and subject to change and periodic review by NAC and SLA

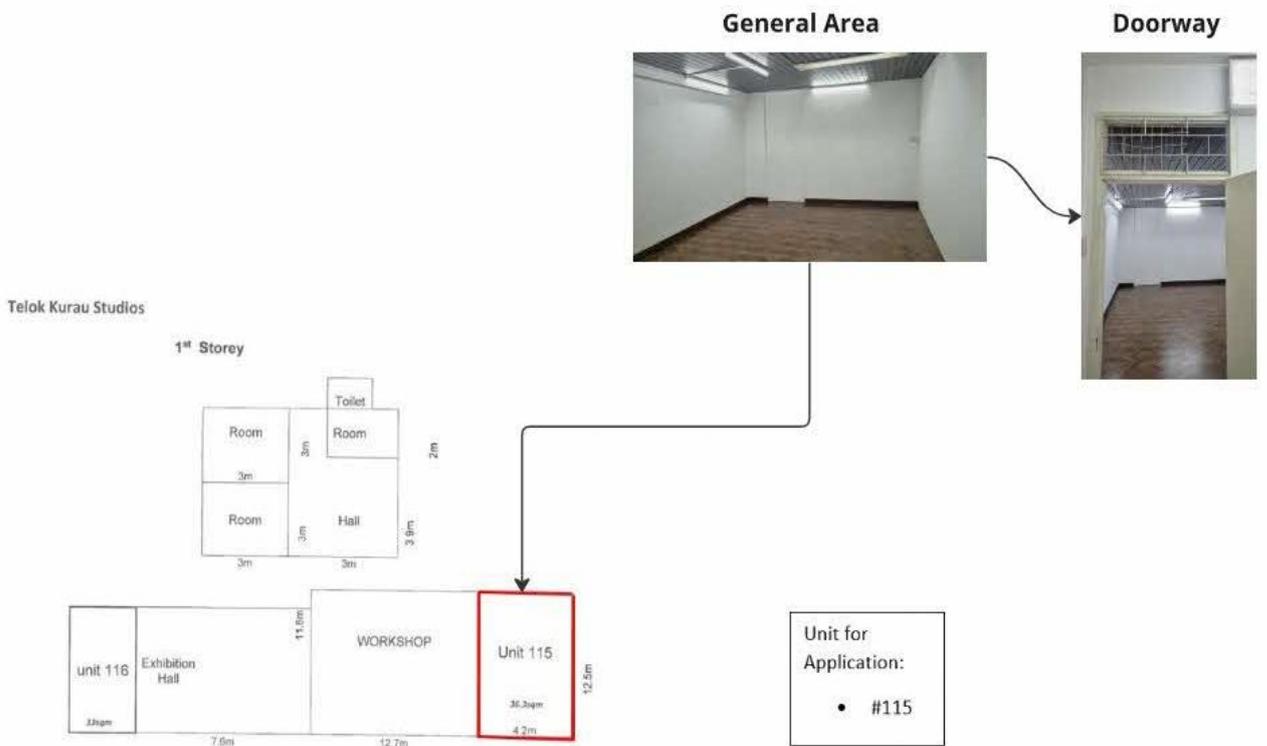
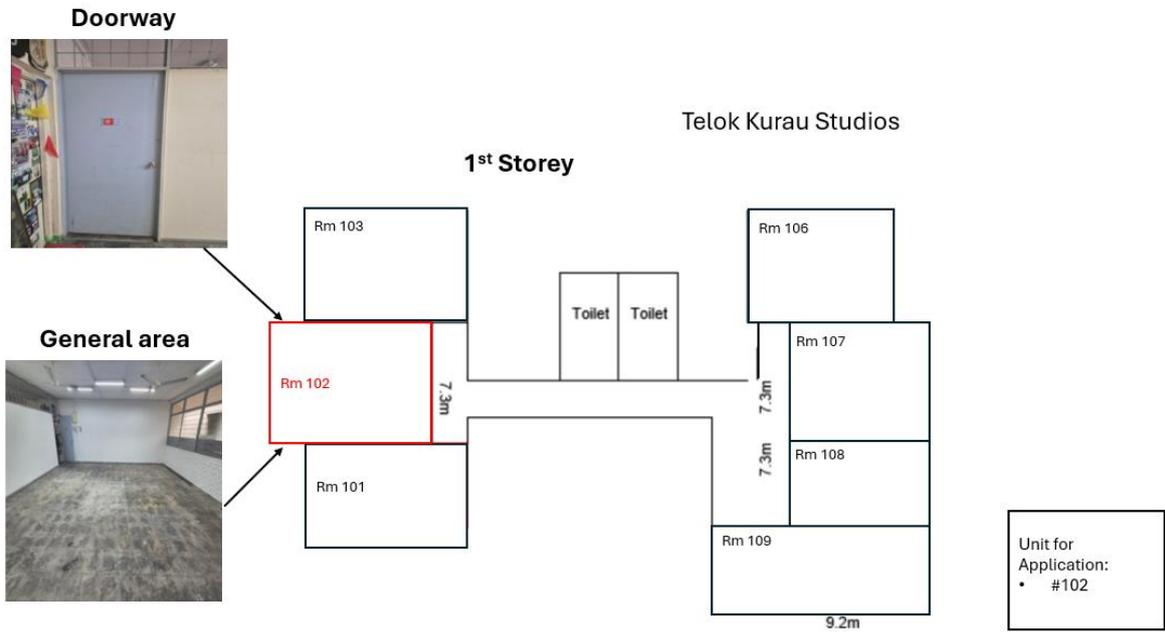
Arts Space	(A) Head Lease Rental (\$)	(B) NAC Subsidy	(C) Rental after NAC Subsidy (\$)	(D) Sinking Fund	Tenant Pays Every Month [Before GST] (\$)
7 Smith Street	\$2,914 per month	AHS 90% of Head Lease Rental (A)	(C) = (A) – (B)	5% of Head Lease Rental (A)	(C) + (D)

“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 as determined by NAC.

Successful applicants are to be borne other costs such as Stamp Duty for Tenancy Agreement, fitting out costs, administration fees for opening an account with SP services (water & electricity), monthly utilities costs etc, which are not included in the rates above.

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.

Annex A – Floor plans of Telok Kurau Studios

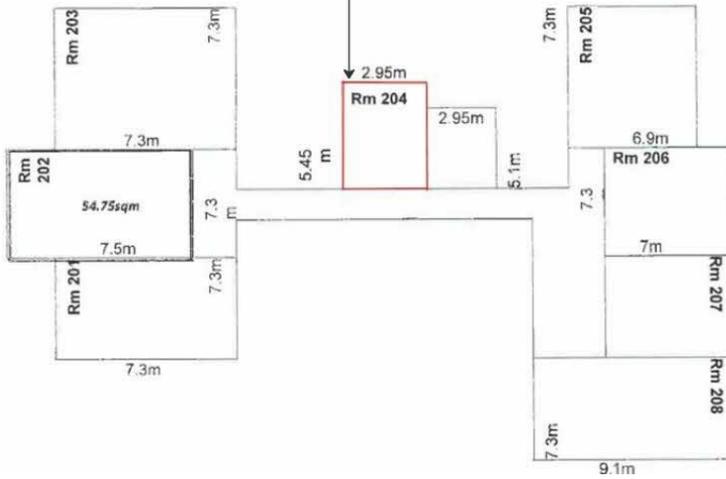


Telok Kurau Studios

2nd Storey

General Area

Doorway



Unit for Application:
 • #204

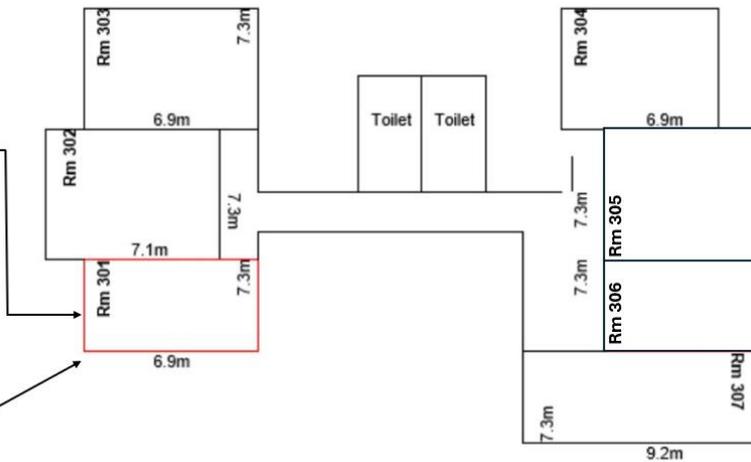
Doorway



Telok Kurau Studios

3rd Storey

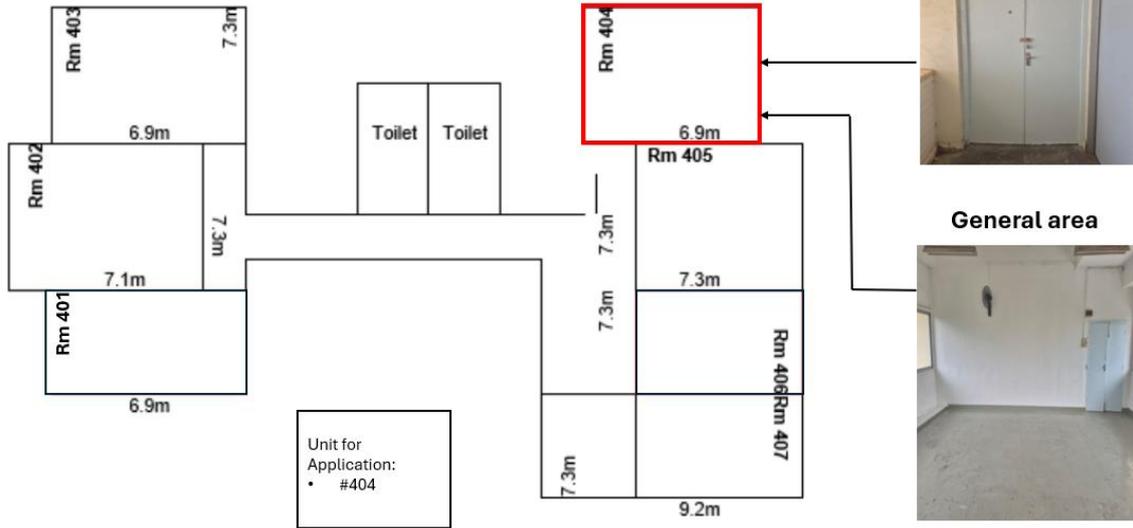
General area



Unit for Application:
 • #301

Telok Kurau Studios

4th Storey



Annex B – Site images of 7 Smith Street

#02-01



#03-01

