



Goodman Arts Centre

Open Call Information Pack Tenancy Application

Launch Date : **1 July 2022**

Open Call Briefing : **12 or 13 July 2022, 2pm**

Black Box, Block M
Goodman Arts Centre
90 Goodman Road
Singapore 439053

Note: You may attend either of the dates. Please register at [Link Here](#) by 7 July 2022, 6pm

Submission Closing Date : **31 July 2022**

Note: Late submissions received past the closing date will automatically be disqualified

Notification of Results : **December 2022**

Note: Please refer to the National Arts Council website (www.nac.gov.sg) and Arts House Limited website (<https://artshouselimited.sg/>) for update on the notification date

This Information Pack contains the necessary information that will assist you in the preparation of your application.

CONTENTS	PAGE
1. Tenancy Application – What You Need to Know	3 – 5
2. Support Schemes and Assessment Criteria	6 – 9
3. Application Procedure	10 – 11
4. About Goodman Arts Centre, Arts House Limited and National Arts Council	12 – 13
5. Available Units for Application	14 – 16

ANNEXES

- A. Site Plan and Floor Plans of Goodman Arts Centre

1

TENANCY APPLICATION – WHAT YOU NEED TO KNOW

This Open Call invites tenancy applications for the following available spaces:

- 28 units at Goodman Arts Centre (GAC)

1.1 Assessment of Application

All applications received in the Open Call will be assessed by Arts House Limited (AHL) and National Arts Council (NAC).

The allocation of space will take into consideration the space requirements of applicants and their fit with the positioning of the arts properties.

The arts spaces offered in this Open Call are provided under NAC's Framework for Arts Spaces (FFAS). Successful applicants will receive support under FFAS's Incubation Scheme or Scheme for Developing Artists & Arts Groups as follows.

FRAMEWORK FOR ARTS SPACES	
Support Scheme	Tenancy Period
FFAS – Incubation Scheme	<ul style="list-style-type: none">• 1 x 3-year term• Mid-term assessment is required during tenancy
FFAS – Scheme for Developing Artists & Arts Groups	<ul style="list-style-type: none">• 3 x 3-year term (i.e. 3+3+3 years, not exceeding 9 years)• Mid-term assessment is required per term• Tenancy renewal per term is not automatic. Tenant may apply for tenancy renewal for first and second term, subject to performance review (of the previous term) and assessment outcome of the renewal application submission.
	<u>For Re-Applicants¹</u> <ul style="list-style-type: none">• Arts tenants reaching the end of maximum tenure of 3 terms will have to put up their arts spaces for Open Call.

¹ Re-Applicants refer to arts tenants who have been successful in their previous applications for arts spaces and have utilised the maximum tenure of 9 years under the Scheme for Developing Artist and Arts Groups.

	<ul style="list-style-type: none">• Re-applicants may re-apply for a further 3-year term (no hard-stop), subject to the competitive process of the Open Call and assessment outcome.
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1.2 Eligibility

- Tenancy applications are open to the following artists and arts groups: -
 - i. For Individuals
Singapore Citizen(s) or Singapore Permanent Resident(s) who is/are currently living and working in Singapore are eligible to apply.OR
 - ii. For Not-for-Profit Organisations
Organisations must be Singapore-registered Public Companies Limited by Guarantee or Societies registered with the Registry of Societies.
- Application submission must be made in full in accordance to Section 3 – Application Procedure.
- AHL, in consultation with NAC, will assess the eligibility of each application and AHL’s 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 AHL and/or NAC;

AND/OR
 - ii. the submission is incomplete

1.4 Assessment Criteria

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 Open Call spaces are typically oversubscribed i.e. there are more applicants than available spaces.

- Points to Note:
 - i. **Your organisational and artistic development plan**

Consider your organisational and artistic development, programmes and plans, including those to be held at GAC, and how well they contribute to the development of Singapore's arts scene, and align with the objectives of the arts centre in activating GAC as an arts enclave. Examples may include efforts to collaborate with other GAC tenants, engage the community/audience, work on site specific/place-making projects at GAC, collaboration with other creatives, representing Singapore culture abroad.

ii. If you are a part-time group, you are encouraged to consider the Co-Tenancy Option

To ensure that spaces are better utilised, part-time or non-professional groups can team up with one or more artists/arts groups for this application through the Co-Tenancy option. Co-Tenancy denotes two or more artists/groups submitting a joint application.

Co-Tenancy applications will be favourably regarded as the space resource would benefit more artists, and would be similarly evaluated based on merit of the proposal that best meet the assessment criteria. Those teaming up for the Co-Tenancy option will only need to submit a single application, including the detailed information of all the proposed co-tenants (with the consent of all parties involved).

iii. You are encouraged to attend the Open Call 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 units 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.

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

Every successful applicant will be entitled to one space by default, although you may indicate up to 3 choices of units across all the available arts centres (if applicable) in the application form. AHL and NAC reserve the right for the final space allocation.

1.4 Application

ALL applications **must be submitted online**. Please visit the NAC website at <https://www.nac.gov.sg/e-services/arts-spaces-tenancy> to access the **Online Application Form**.

All interested applicants will need to login via Singpass.

1.5 Technical Assistance

If you require any technical assistance during your application online, please contact our system support team at arts_spaces@artshouse.sg. The team will respond to you within 3 working days.

1.6 Late Submission

Applications received past the closing date of 31 July 2022 will be considered late and automatically disqualified.

2

SUPPORT SCHEMES AND ASSESSMENT CRITERIA

2.1 Assessment of Application

All applications received in this Open Call will be assessed by AHL and NAC.

The arts spaces offered in this Open Call are provided under NAC's Framework for Arts Spaces (FFAS). Below is an overview of FFAS and the various support schemes that the applicants can apply for.

Applicants should take into consideration the application criteria of the various support schemes as the Open Call is a competitive process and spaces will be awarded to the applications based on merit and best fit to the assessment criteria.

2.2 Overview of the Framework for Arts Spaces (FFAS)

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.

Goodman Arts Centre (GAC) is the pilot project launched under FFAS in 2011. The second project under FFAS is Aliwal Arts Centre (AAC) which was launched in March 2013. Stamford Arts Centre (SAC) is the third project launched under FFAS, redeveloped in 2018.

AHL is the appointed Place Manager of GAC to manage the day-to-day operations, overseeing the maintenance and upkeep of the facility and compound. AHL works closely with the tenants to create platforms for public outreach and community engagement so there is a greater appreciation of the arts by the community at large, hence promoting the vibrancy of the arts centres.

Successful applicants for an arts space at GAC via this Open Call will be eligible for the following FFAS support schemes:

- i. Incubation Scheme, and
- ii. Scheme for Developing Artists and Arts Groups

2.3 Details of the Schemes

2.3.1 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 and arts groups the opportunity and platform to develop their artistic and organisational foundations, in an environment where they can interact with and learn from other artists, arts groups 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 a Service Charge for the general maintenance of common spaces such as cleaning of common areas, pest control and security services based on a pro-ration of their gross floor area. The service charge is determined by Place Manager.
- Tenants can also book shared facilities at preferential rates with the Place Manager in the Arts Centres to meet their periodic needs for spaces such as meetings, seminars, rehearsals, practices, etc.

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

- a) (40%) Strength of vision and the proposed programmes in impacting the development of the arts scene and enliven GAC as an arts enclave;
- b) (20%) Place-making contributions to the Arts Centre through;
 - participation in activities organised by the Place Manager
 - collaborations with other tenants of GAC
 - number of activities organised/presented at GAC; and
- c) (40%) Financial needs and efforts made to achieve financial stability.

- 1 x 3-year term

Under the Incubation Scheme, the tenancy is on a 3-year term. AHL and NAC expect that some artists and arts groups 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.

2.3.2 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 a Service Charge for the general maintenance of common spaces such as cleaning of common areas, pest control and security services based on a pro-ration of their gross floor area. The service charge is determined by Place Manager.

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

- a) (40%) Strength of vision and the proposed programmes in impacting the development of the arts scene;
- d) (20%) Place-making contributions to the Arts Centre through;
 - participation in activities organised by the Place Manager
 - collaborations with other tenants of GAC
 - number of activities organised/presented at GAC; and
- b) (40%) Financial needs and efforts made to achieve financial stability.

- **Re-applicants**

- i. Re-applicants refer to arts tenants who have received support for the maximum tenure of 9 years (3 terms) under the Scheme for Developing Artists and Arts Groups.
- ii. Support will be given in the form of a rental subvention at 50% of the head lease rental, capped at \$3,000 per month, whichever is lower.
- iii. There is no hard-stop to reapply via Open Call.

2.4 Submission of Assessment Reports is Compulsory

- For greater accountability, all tenants under the **Incubation Scheme** and **Scheme for Developing Artists and Arts Groups**, including **Re-Applicants** 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** (not applicable to Re-Applicants) who wish to apply for a tenancy renewal will be required to submit the renewal application using the template provided by AHL 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**, **Scheme for Developing Artists and Arts Groups**, and **Re-applicants** will be required to submit an end-term report towards the expiry of the last term, unless otherwise informed by AHL.

2.5 Arts tenants are free to exit from Spaces

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

2.6 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 the arts centres. AHL and NAC reserve the right for the final decision.

3

APPLICATION PROCEDURE

3.1 Online Application

Visit the NAC website <https://www.nac.gov.sg/e-services/arts-spaces-tenancy> to submit your application online. **Please complete all sections of the form, as incomplete applications will be considered disqualified.**

Section 1 – Introduction

- Instructions for application

Section 2 – Eligibility

- Fill in the relevant part for individuals/organisations and Co-Tenancy, if applicable.
- Please refer to page 4 of this Information Pack on eligibility details.

Section 3 – Applicant’s Information

- Fill in the relevant part for individuals/ organisations and Co-Tenancy, if applicable.
- For Co-tenants, please complete and submit the co-tenant’s application form, and provide relevant supporting documents in this section.

Section 4 – Choice of Units

- Description of current space
- Choice of units (applicants may select up to a maximum of 3 units, in order of preference)
- Reason for choice of units

Section 5 – Profile of Individual/Organisation

- Individual/Organisation vision statement
- Brief description of area(s) and nature of activities
- Major achievements in the past 3 years
- Organisational structure (if applicable)

Section 6 – Proposal and Programmes

- Write-up of proposal (Refer to Section 1.4.i)

Section 7 – Financials

- Financial projection detailing income and expenses for the next 3 years

Section 8 – Financial Documents and Artistic Support Material

- Supporting Financial Documents
 - Latest IRAS Notice of Assessment (for individual applicants)
 - Latest Audited Income and Expenditure Statement (for organisations)
- Artistic Support Material
 - References, awards, record of past artistic works, review/media article etc.

- Financial documents and Artistic Support Material are mandatory to be submitted online.

Section 9 – Declaration

- Please read the declaration notes carefully before submitting your application.

3.2 Outcome of Application

Results of the Open Call is expected to release in **December 2022**. Applicants will be advised on the outcome of their applications in writing.

For planning purposes, successful applicants may assume occupancy of their respective units, beginning from 1 Jun 2023 onwards. However, the commencement date will differ from unit to unit. AHL will work with the successful applicant on the actual commencement date at the point of award.

3.3 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.

3.4 Contact Details

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

4

ABOUT GOODMAN ARTS CENTRE



Goodman Arts Centre (GAC) is the pilot project launched under the Framework for Arts Spaces (FFAS) in 2011. Located at 90 Goodman Road, GAC is within walking distance from the Mountbatten MRT station. The vision of GAC is to be a vibrant arts centre providing a wide range of arts offerings, bringing different communities together to experience and be engaged through the arts.

GAC is Singapore's largest artist enclave that is home to an eclectic mix of culturally diverse art forms. In this sprawling, expansive compound that's lush with greenery, GAC serves as a place to bring artists, enthusiasts and neighbouring communities together to germinate new ideas and experience the arts in a warm and intimate manner.

As part of the GAC community, tenants will have opportunities to collaborate on and create new activations that can positively impact the precinct and sector, e.g. by participating in the Centre's annual key event, Goodman Open House, which includes open studios by tenants to showcase their artworks and/or performances to art lovers and the public.

GAC consists of 13 blocks with a total floor area of about 14,000 sqm, comprising tenanted arts spaces and shared facilities such as project and music studios, a black box, meeting and multi-purpose rooms for short term hire on a project basis.

To learn more about GAC, please visit the website - <https://goodmanartscentre.sg/>

About Arts House Limited

Arts House Limited (AHL) is a not-for-profit organisation committed to enriching lives through the arts. AHL is the cultural place manager of Singapore's Civic District. It manages two key national monuments - The Arts House, a multidisciplinary arts centre with a focus on literary programming, and the Victoria Theatre & Victoria Concert Hall, a heritage building that is home to the Singapore Symphony Orchestra. It also runs performing arts space Drama Centre as well as three creative enclaves for artists, arts groups and creative businesses - the Goodman Arts Centre, Aliwal Arts Centre, and Stamford Arts Centre.

AHL organises the Singapore International Festival of Arts - an annual pinnacle performing arts festival; as well as the Singapore Writers Festival - a multi-lingual festival presenting the world's leading literary talents. In addition, AHL manages Our Cultural Medallion Story – the showcase on Singapore's Cultural Medallion recipients at The Arts House.

AHL was set up in 11 December 2002 as a public company limited by guarantee under the National Arts Council and was officially renamed Arts House Limited on 19 March 2014.

For more information, visit <https://artshouselimited.sg/>

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/>

5

AVAILABLE UNITS FOR APPLICATION

5.1. Arts Spaces for Lease

Arts spaces available for application under this Open Call come with cement screed floor finish, plaster & painted wall, power and lighting, unless otherwise stated. Electrical provisions may vary for each studio. Tenants opting to fit out based on their needs are to note that there is no rent-free fitting-out period.

Goodman Arts Centre (GAC)

- i. Bare Units (with power and lighting provisions only)

S/No.	Unit	GFA (sqf) (approx.)
1	Blk B #01-05	1186.73
2	Blk B #02-02	1145.40
3	Blk B #02-03	1172.31
4	Blk B #03-02	317.65
5	Blk B #03-03	395.58
6	Blk B #03-04	395.58
7	Blk B #03-06	395.58
8	Blk B #03-09	395.58
9	Blk B #03-10	395.58
10	Blk B #04-02	713.22
11	Blk B #04-05	791.15
12	Blk B #05-06	791.15
13	Blk B #05-07	791.15
14	Blk B #05-08	791.15
15	Blk B #05-10	791.15
16	Blk D #01-24	1399.32
17	Blk D #01-25	1076.40
18	Blk D #01-26	538.20
19	Blk G #01-37	481.58
20	Blk M #01-51	331.53
21	Blk M #02-51	331.53

ii. Fitted-Out Units (with power and lighting provisions plus additional finishes)

S/No.	Unit	GFA (sqf) (approx.)
1	Blk L #01-48	551.33
2	Blk L #01-49	367.59
3	Blk M #01-54	1989.40
4	Blk M #02-52	2652.57
5	Blk M #02-53	2841.70
6	Blk M #03-53	1989.40
7	Blk M #03-54	2179.82

5.2. Floor Plan

Please refer to **Annex A** for the floor plans for GAC.

5.3. Rental for Arts Spaces (Indicative)

Please note that the rental, service charge and floor areas listed are indicative figures and will be subject to change and periodic review by AHL and/or NAC.

Property	(A) Head Lease Rental	(B) NAC Subsidy	(C) Rental after NAC Subsidy (\$)	(D) Service Charge ²	Monthly Payable by Tenant [Before GST] (\$)
For Units in Table <Table No 5.1.i.> Bare Units (with power and lighting provisions only)					
Goodman Arts Centre	\$1.70 psf x unit size	<p>Incubation Scheme 80% head lease rental or cap at \$800, whichever is lower.</p> <p>Developing Artists & Arts Groups <u>New Applicants</u> 80% head lease rental or cap at \$3000, whichever is lower.</p> <p><u>Re-applicants</u> 50% head lease rental or cap at \$3000, whichever is lower.</p>	(C) = (A) – (B)	\$0.89 psf x unit size	(C) + (D)
For Units in Table < Table No 5.1.ii.> Fitted-Out Units (with power and lighting provisions plus additional finishes)					
Goodman Arts Centre	\$1.79 psf x unit size	<p>Incubation Scheme 80% head lease rental or cap at \$800, whichever is lower.</p> <p>Developing Artists & Arts Groups <u>New Applicants</u> 80% head lease rental or cap at \$3000, whichever is lower.</p> <p><u>Re-applicants</u> 50% head lease rental or cap at \$3000, whichever is lower.</p>	(C) = (A) – (B)	\$0.89 psf x unit size	(C) + (D)

OPEN CALL INFORMATION PACK
Tenancy Application for Goodman Arts Centre [2022]

² Service Charge is subject to change with prior notice to be provided by AHL. Successful applicants are responsible for other costs such as Stamp Duty for Tenancy Agreement, renovation cost, insurance, monthly utilities cost etc., which are not included in the rates above.

Service Charge – refers to charges as determined by AHL on monthly basis for preventive, routine repairs for exterior and structure of building and general maintenance including but not limited to the cleaning of common areas, toilets, pest control, security and insurance for public and fire risks.

ANNEX **A**

SITE PLAN

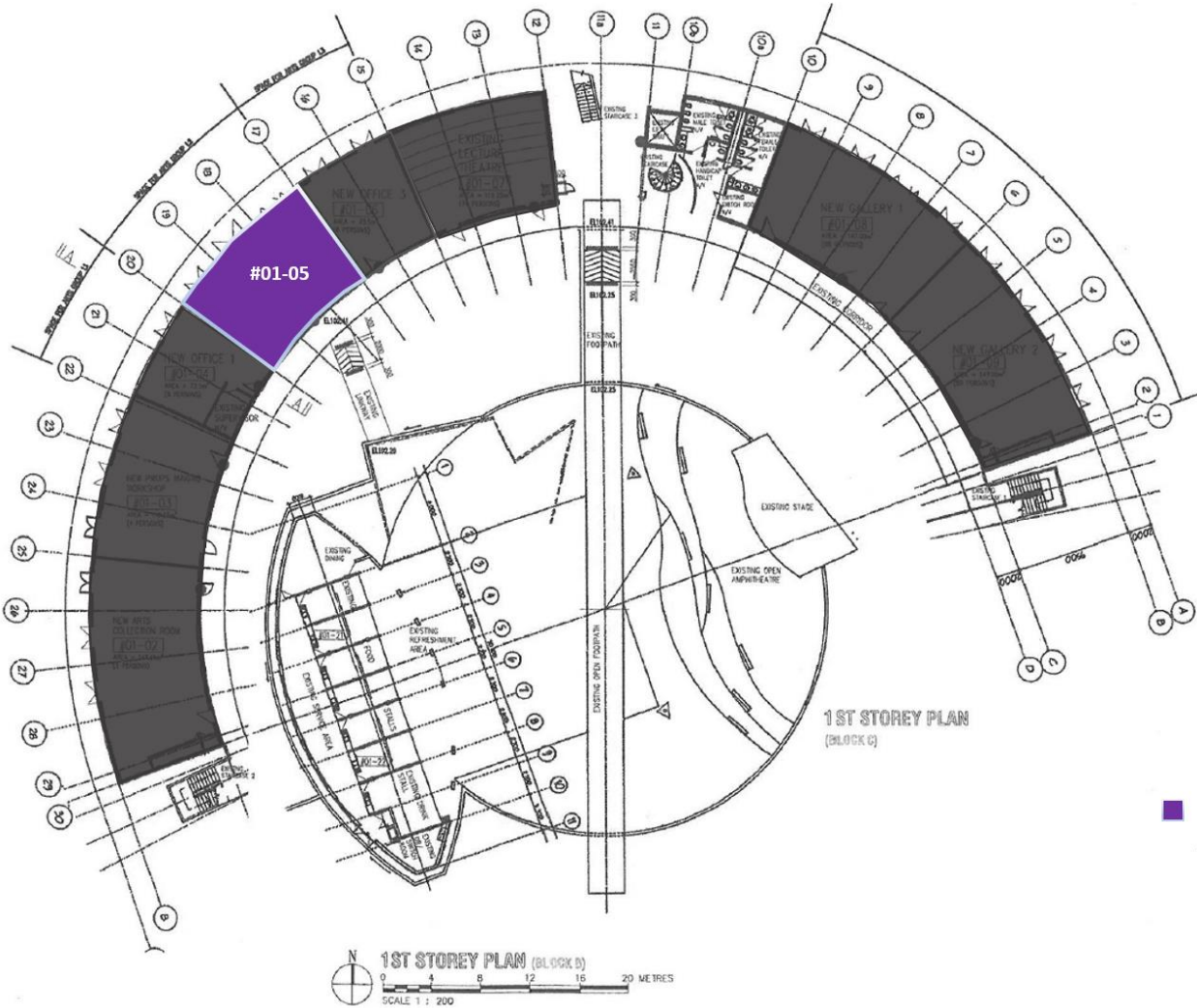


LEGENDS

-  MRT
-  Staff Carpark
-  Restrooms
-  Security Post
-  Black Box
-  Bus stop
-  Visitors' Carpark
-  Wheelchair
-  Food & Beverage
-  Place Management Office
-  Entrance / Exit

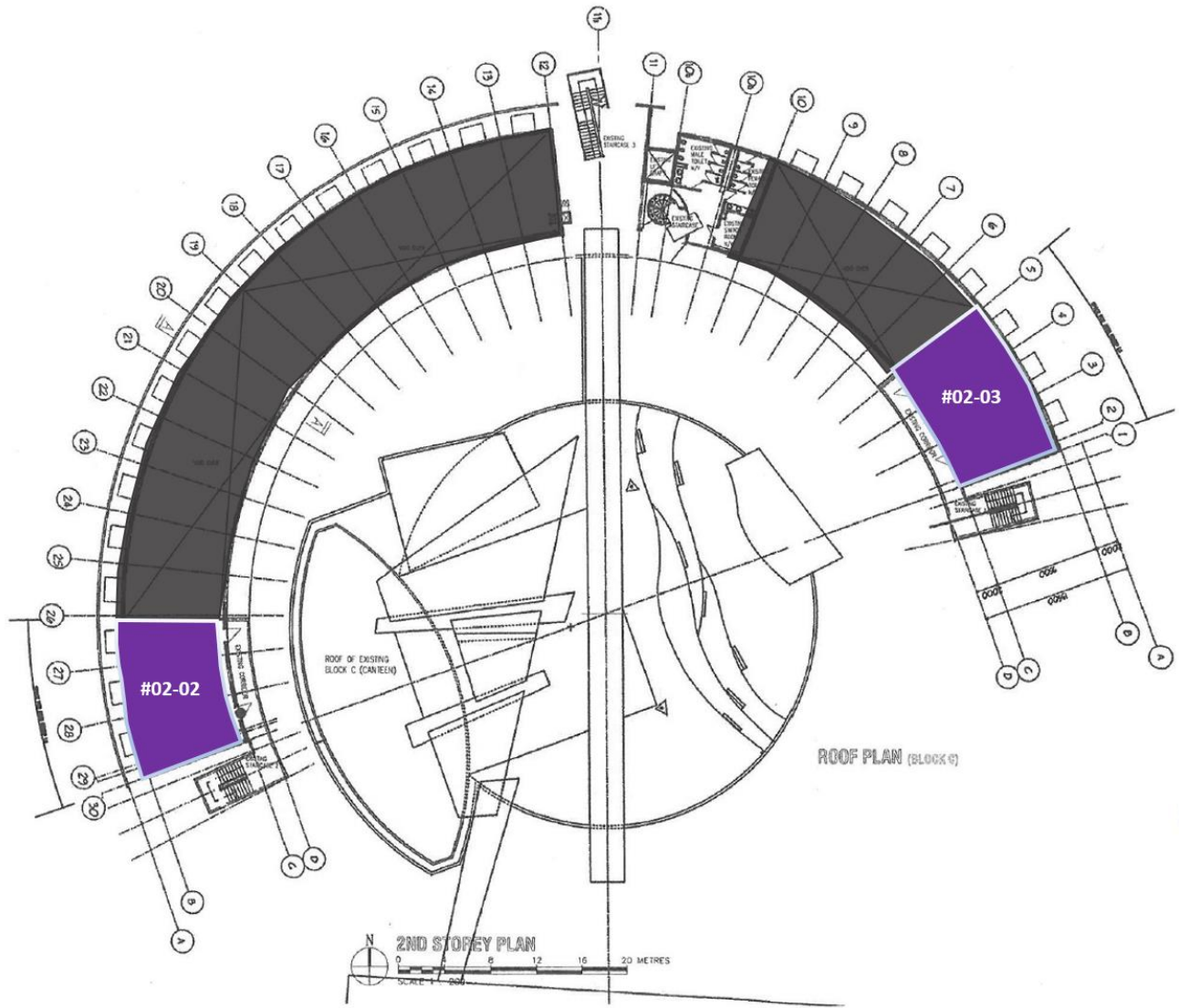
FLOOR PLANS

BLOCK B
LEVEL 1



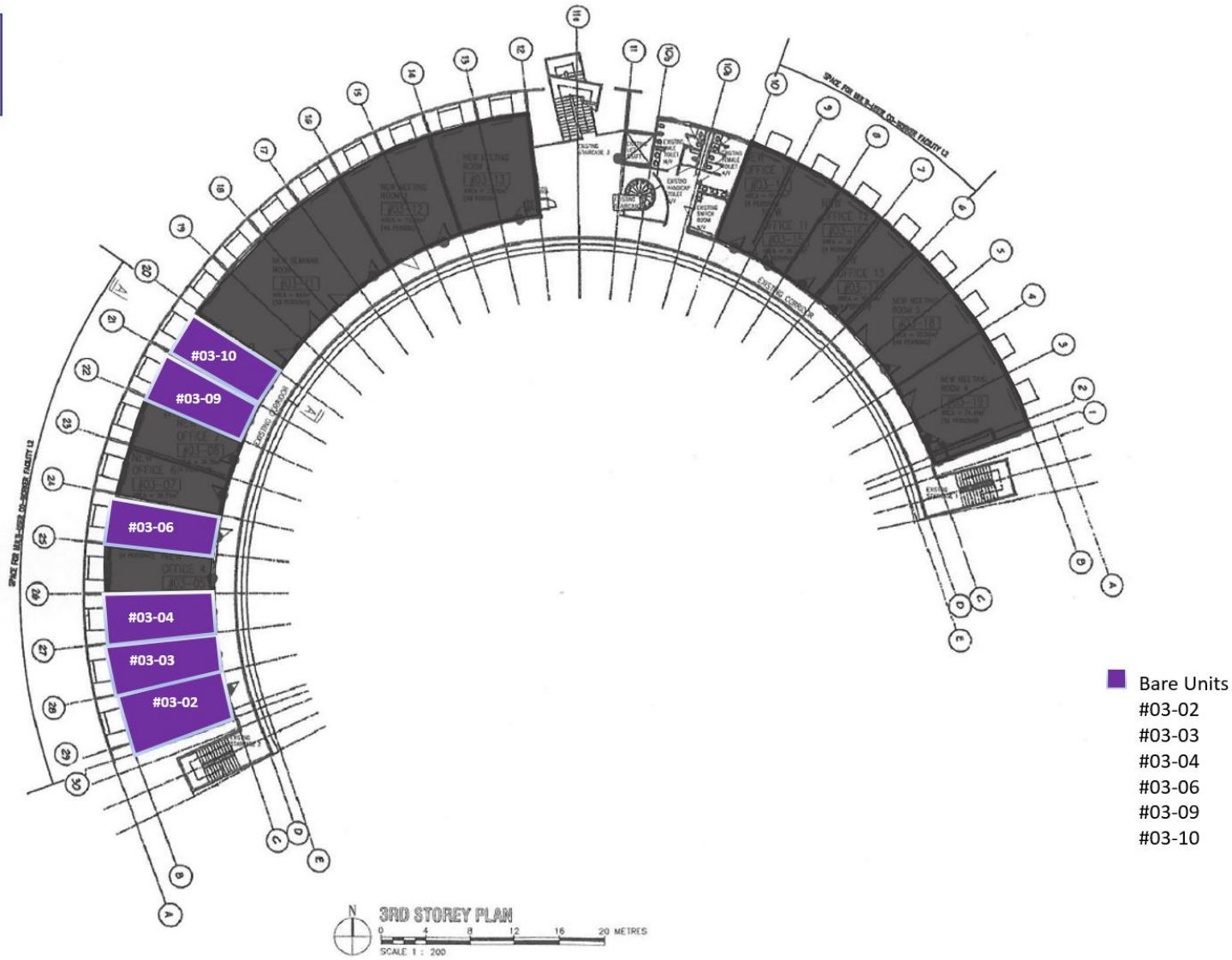
■ Bare Units
#01-05

**BLOCK B
LEVEL 2**

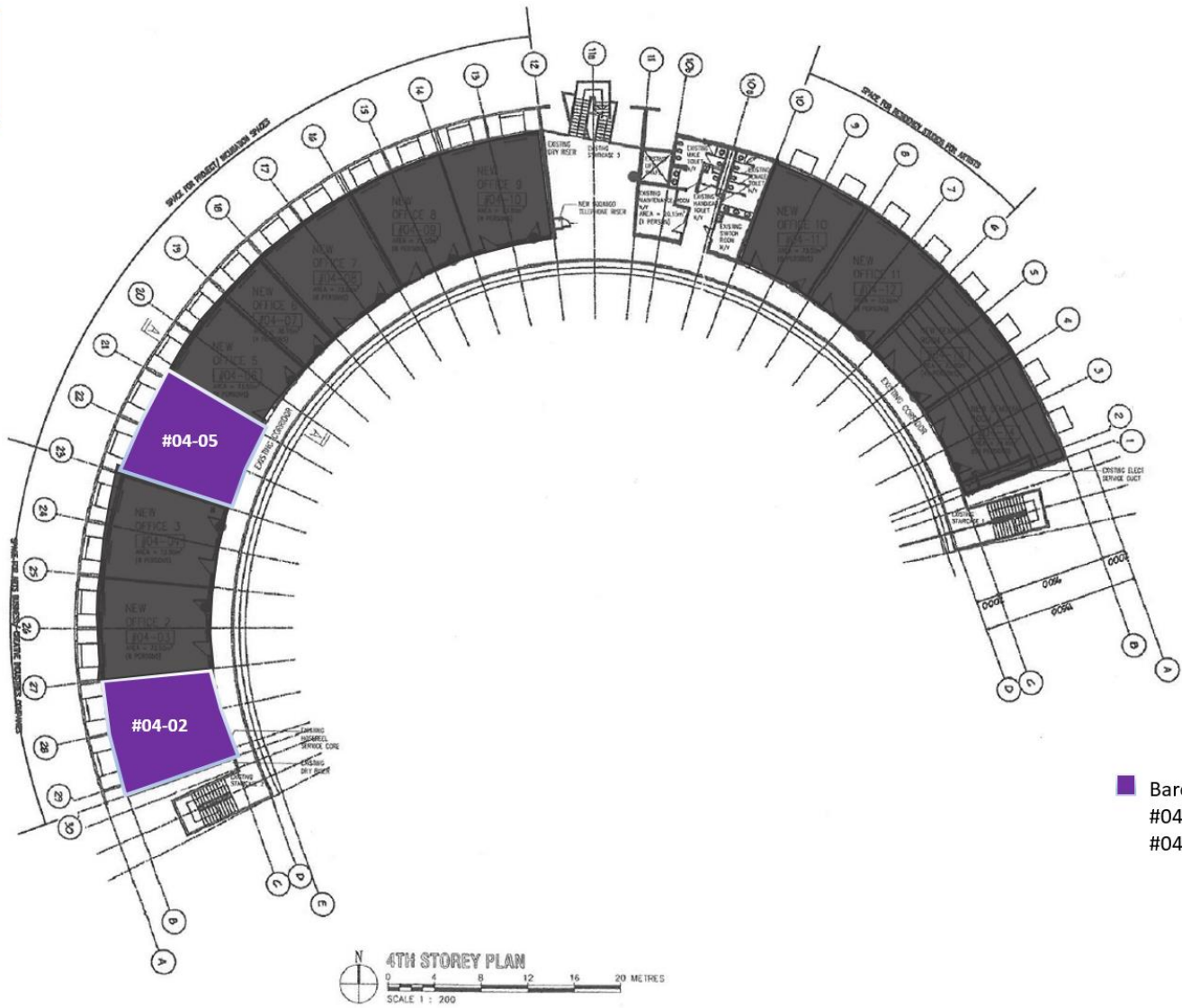


■ Bare Units
#02-02
#02-03

**BLOCK B
LEVEL 3**

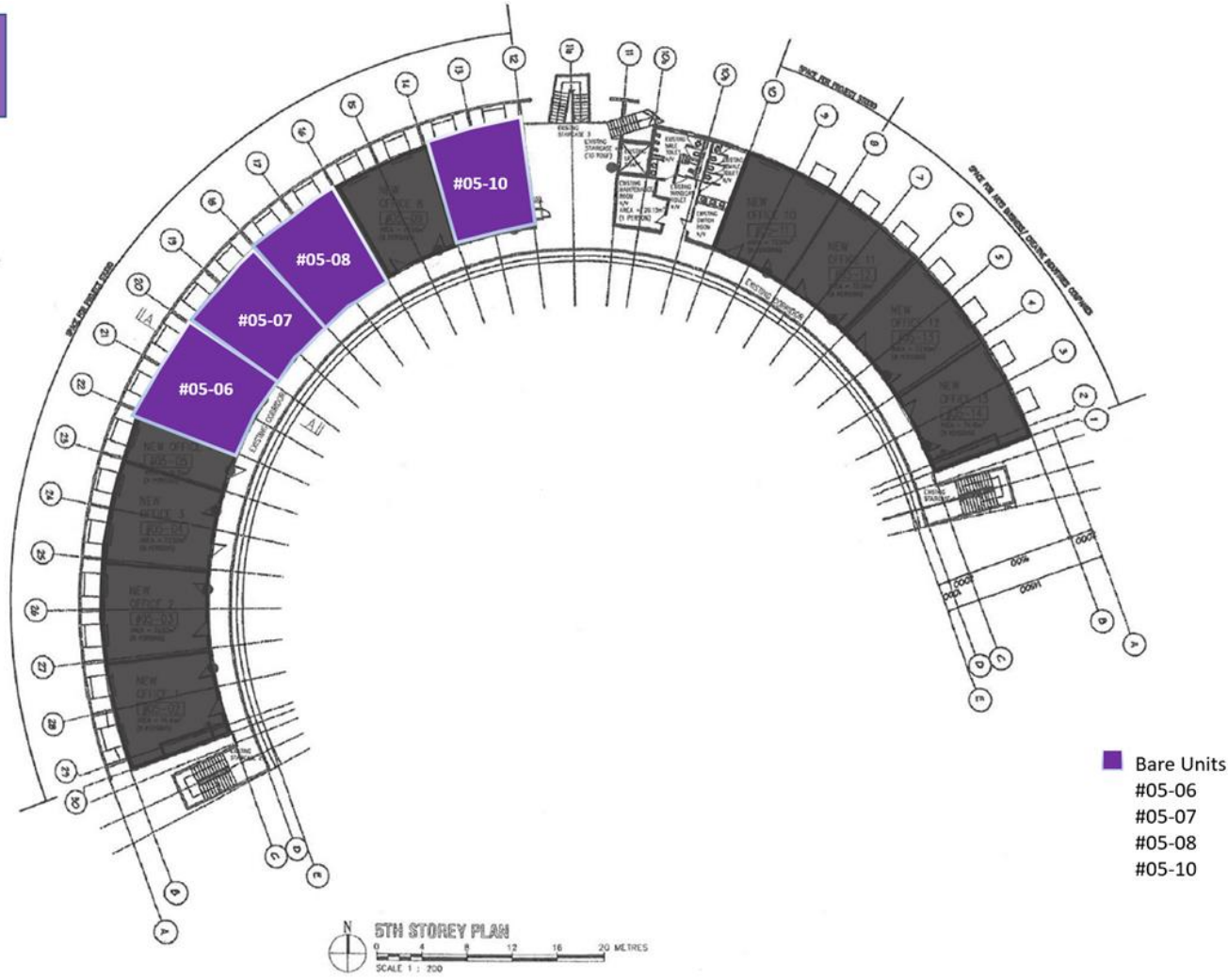


**BLOCK B
LEVEL 4**



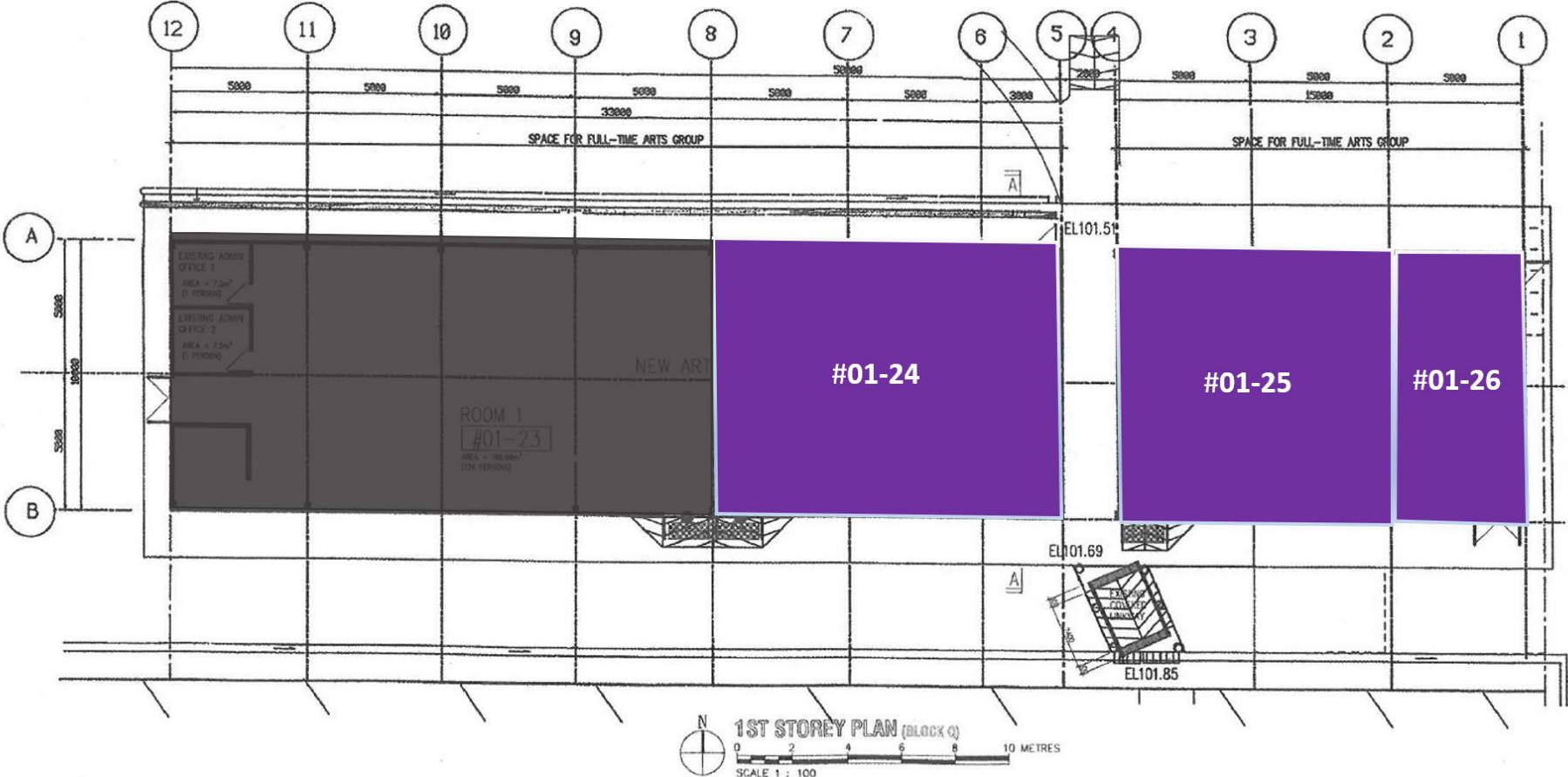
■ Bare Units
#04-02
#04-05

**BLOCK B
LEVEL 5**



BLOCK D

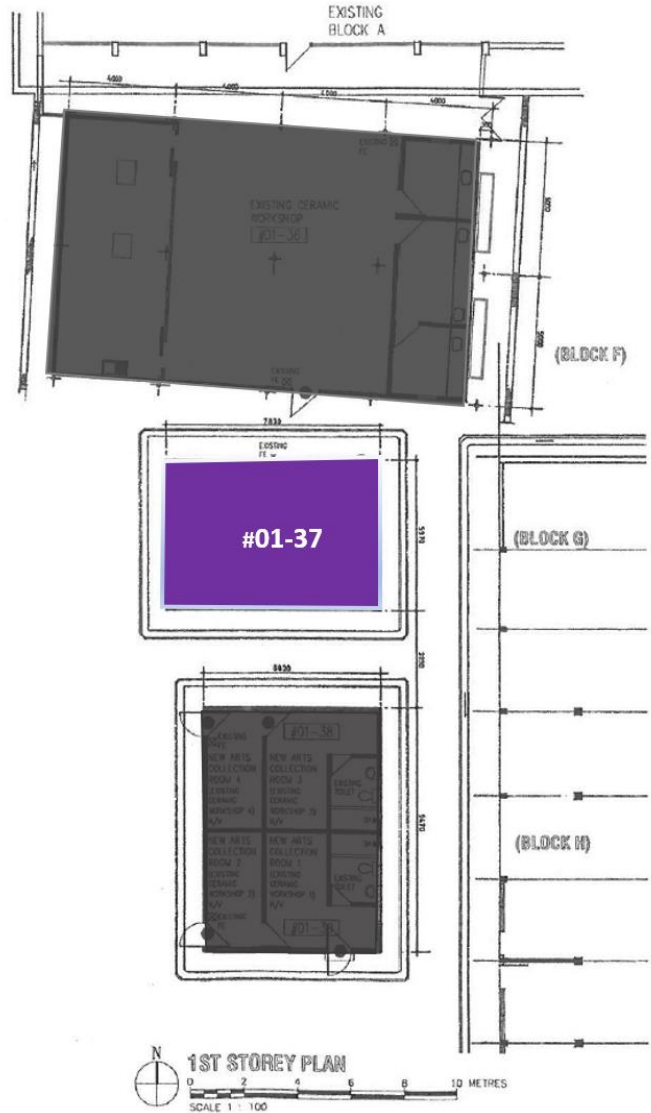
- Bare Units
- #01-24
- #01-25
- #01-26



BLOCK F

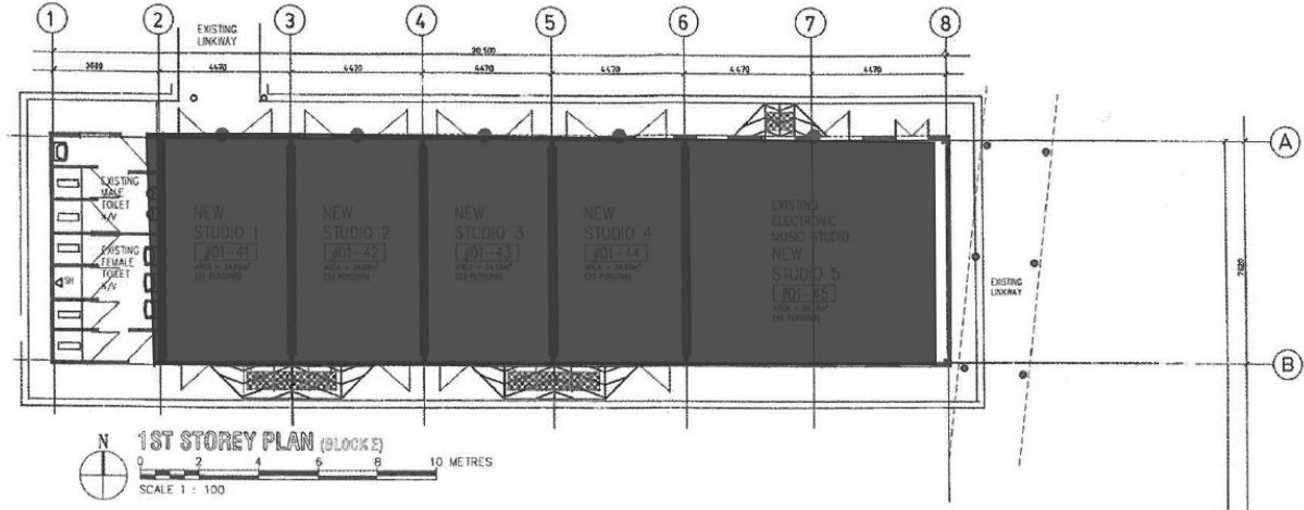
BLOCK G

BLOCK H

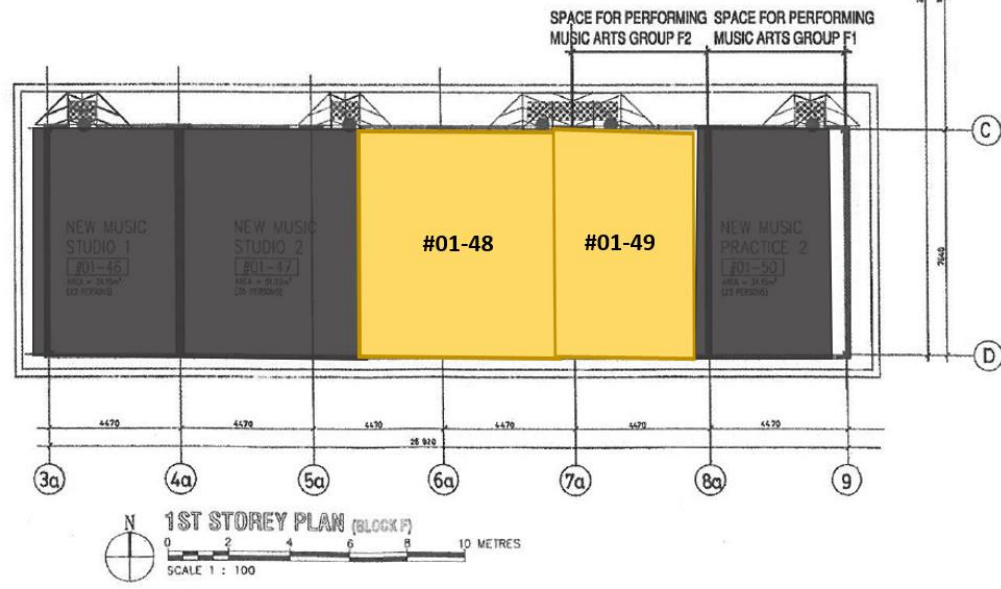


Bare Units
01-37

BLOCK K

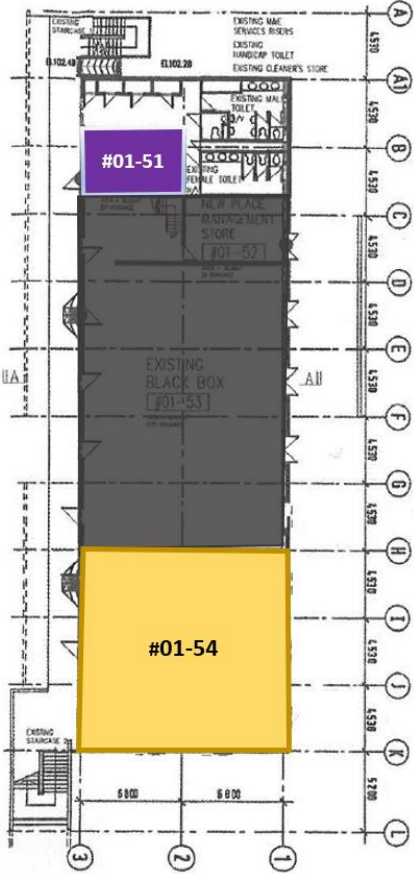


BLOCK L



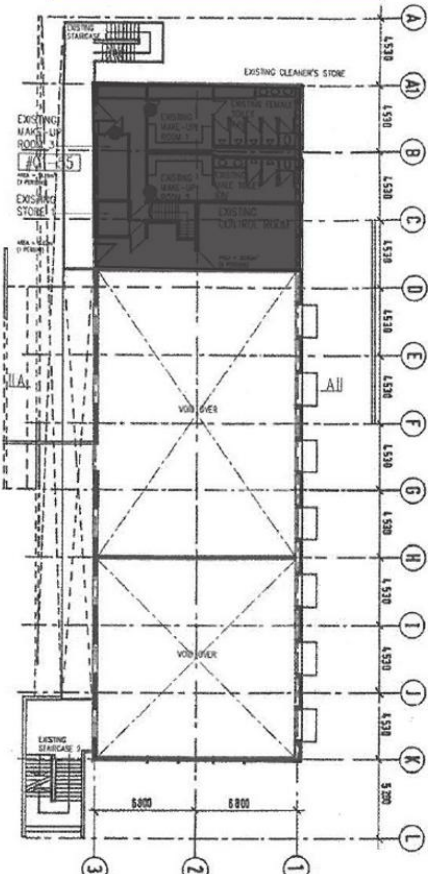
- Fitted-Out Units
- # 01-48
- # 01-49

**BLOCK M
 LEVEL 1**



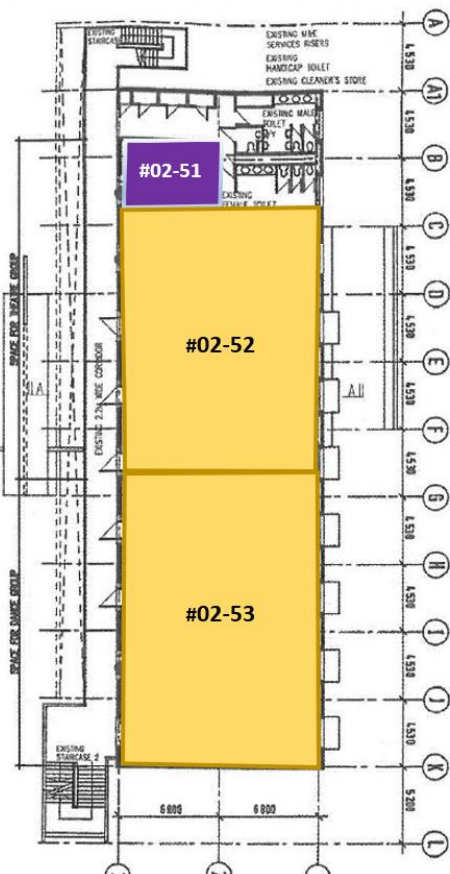
Bare Units
 # 01-51, #02-51

**BLOCK M
 MEZZANINE**



Fitted-Out Units
 #01-54, #02-52, #02-53, #03-53,
 #03-54

**BLOCK M
 LEVEL 2**



**BLOCK M
 LEVEL 3**

