

# CLOVELLY7ROAD

## Short Term Rental

### Booking Information and Terms of Use

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#### 1. The space

##### a. The space

- The internal space comprises the studio area including a kitchenette (5.6 m (width) x 6m (depth)). The ceiling height is 3.2m. See attached floorplan (**Appendix 1**).
- The external space includes a toilet, located in the side passage.
- On-site parking and on-site storage, other than floorspace within the shop, are not available.

##### b. Utilities

The following items are included with the rent

- Electric power, electric hot water, wi-fi, split system dual heating and cooling air conditioning, refrigerator, storage cupboard (within kitchenette), ladder, step ladder, broom, dust pan, bucket, general cleaning agents, hand sanitizer.
- Hanging system for art. (**Note conditions of use, Point 3**)
- Timber display table (160cm x 90cm) (**See Appendix 2**)
- One yellow and one red council waste bin are available in the side passage for recyclables and landfill, respectively.

##### c. Wifi

- The space is NBN enabled with unlimited wifi. The password is located on the undersurface of the modem, located in the kitchenette.

##### d. Access

- Access to the premises is via a key that is stored within a security box in the side passageway. The tenant will be provided with the code to the box prior to occupancy.

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#### 2. Optional items to borrow or rent

The studio is presented as a blank canvas with a timber display table (Dimensions: 90cm (W) x 160cm (H)) (**See Appendix 2**). The table is included with the rental fee. If not required, a fee of \$60 per rental period will be charged to cover costs of removal and replacement. Additional items are available to borrow or rent (**See Appendix 2**).

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#### 3. Art hanging system

7 Clovelly Road has FX Maxi wall mounted system (FX Art Hanging Systems) similar to the one shown in the link: <https://www.fxhangingsystems.com.au/fx-maxi-wall-mounted>. The system includes 78

nylon drops (1 – 3m length). Wall rails run the perimeter of the studio from the cornice height of 3.2m with additional rails in the bay windows. There are 78 clear nylon ranging from 1-3 m and a variety of adjustable hooks taking loads of between 3-15kg.

A site inspection of the studio ahead of time to inspect the art hanging system can be arranged on request.

**Please note: The art hanging system may be used at no cost however it is expected that the system will be returned in its original condition without damage to the nylon drops or hooks and without damage or marks to the walls. Under no circumstances can the nylon be cut or damaged. The replacement cost of \$10 per drop will be charged for damaged items.**

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#### **4. Approved use of the space**

##### ***Approved uses***

- The premises will be used for the purposes of retail, exhibition and or workshops and development. Examples of preferred uses include exhibition and or sale of art and or goods comprising furniture, homewares, soft furnishings and small items of bric a brac.
- In keeping with our ethos, it is our preference that items exhibited and or sold at the premises will be one or more of the following: locally made or sourced, hand-made and or manufactured through artisan processes and using methods with ethical and sustainable practices.
- Hours of use should be restricted to conventional retail hours and should not be outside the following hours Monday – Wednesday 0800-1800; Thursday 0800-2100; Friday 0800-1800; Saturday/Sunday 1000-1800. Use outside of these hours for consultations, clothes fitting or other small group activities are permitted as long as noise is kept to a minimum.

##### ***Non-approved uses***

- Cooking, building, construction, use of heat generating equipment or any activity outlined in the tenant's insurance policy that is not covered by the policy.
- Activities that generate noise in excess of a residential zone, including loud music and or gatherings of groups of people other than for the purposes of retail of goods.

##### ***Conditions of use***

- Additional furniture and display objects such as mobile tables, shelving and plinths may be used.
- **No items are permitted to be fixed to the walls or floors with nails, screws or objects that leave holes or damage the paint or plaster (see conditions of refund of bond).**
- Use of the footpath for commercial purposes is not permitted. Enquire with the owner about the display of signage, if needed. An existing A frame sign is available to borrow. Separate approval from Randwick Council may be required for specific signage.
- The other tenant's apartment faces the side passage thus traffic and noise in the side passage should be kept to a minimum, when using the toilet and waste bins, to respect the privacy of the tenant.

- The toilet is available for exclusive use by the tenants and staff however is not available to customers or other people.
- The red and yellow council waste bins are available to use judiciously by the tenant(s) as the bins are shared with another tenant.

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## 5. Rental periods

The space is available for rent for a minimum period of 7 days (Monday 0800-Sunday 1600, inclusive).

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## 6. Rent, fees and insurance

### a. Booking fee

A non-refundable deposit of \$100 is required to secure a booking. This is deducted from the rent.

### b. Rent

Prices from January 1 2024: Rent is payable at \$600 (\$500 after deposit deducted) for the first week and \$500 week per week thereafter. No GST is payable.

Rent is to be paid by eft and received by the landlords no later than seven days prior to the start of the rented week (ie the Monday prior). Tenants should allow sufficient time for funds to be transferred from their respective accounts.

### c. Security bond

1. A refundable bond of \$500 (no GST payable) is to be paid with the first rent payment.

2. *Terms for return of bond*

- a. The keys are returned to the key safe.
- b. the premises are left cleaned and tidy and in original condition, including walls, flooring, windows, refrigerator, toilet and any additional (optional) rented items.
- c. The bond will be returned by eft within 7 days of completion of the lease if conditions for return have been met.

### d. Insurance

The tenants must have standard public liability insurance at a minimum coverage of 10 million dollars. A copy must be provided no later than 7 days prior to the rental period.

### e. Cancellation/requests for date changes

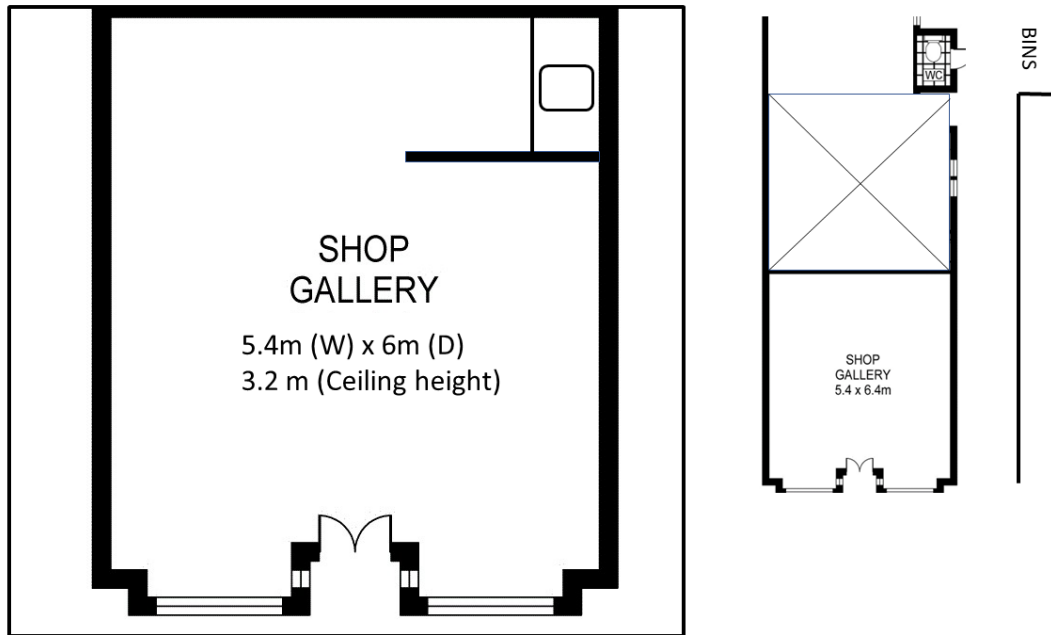
The deposit is non-refundable. Requests for date changes will be considered and accommodated if feasible.

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## 7. Material for advertising

If requested, 7 Clovelly Road will co-market your event on its Instagram page @7Clovellyroad and or website <https://www.7clovellyroad.com/blog>

### APPENDIX 1: FLOORPLAN



### APPENDIX 2: OPTIONAL ITEMS TO BORROW OR RENT

#### Table

Dimensions: 90cm (W) x 160cm (H).  
The table is included with the rental fee.

If not required, a fee of \$60 per rental period will be charged to cover costs of removal and replacement.



#### A Frame sign 900 x 600 mm

Available to borrow for no charge  
Contact owner for advice about personalised signage



V10 2024 prices 6 2023

### **Vintage Ladder Display shelves**

Qty: 1

Dimensions: 240cm x 200cm x 30cm

Cost: \$20 per week



### **Mirror**

Dimensions: 60cm (W) x 170cm (H).

Cost: @\$20 per week.



### **3 panel dressing room screen**

Qty: 1 available

Dimensions: each panel is 81cm (W) x 168cm (H).

Cost: @\$20 per week.



### **Metal bakers stand**

Dimensions 60cm (W) x 160cm (H)

Cost: @\$20 per week.

