

Welcome to DUSTY'S CLIFTON* the café, creators' collective & co-working hub. We hold space for an artisan collective, host Dusty's Drove & Treasure Trove artisan/makers market and other events throughout the year. We combine this with a space for serving wonderful coffee and a bite to eat as well as a co-working hub.

Clifton's humble old servo has been given heart and a new lease of life. It gives 40 plus local artists a space to sell their wares and demonstrate their skills and talents. The following document outlines our vision, our pricing, and our offering. We are always looking for new artists, artisans, teachers and makers to keep our retail and event store fresh and exciting – please see attached application form.



Background

A café, creators collective and co-working hub remains at the heart of the **DUSTY'S CLIFTON** located at **48 Clark Street CLIFTON, Qld 4361**. Dusty's Clifton currently shows the beautiful wares of local artisans and artists and hosts events, workshops and makers markets and holds space for locals. Our mantra is to support local artists and artisans, to empower our community to shop and support local and get involved to learn something new.

We have dedicated spaces which are available for artists to rent on an hourly, daily, weekly or monthly basis, and we have 2 separate Workshop Spaces where we host a variety of regular and one-off workshops and classes and host Dusty's Drove & Treasure Trove artisan/makers markets and other events.

We are also a meeting hub for various local groups and committees and the home of Dusty's Clifton café, Builtform Boutique and other co-working businesses in our leased co-working and office spaces.

Dusty's Clifton managed by employees, creators and volunteers; making it a community asset.

We offer an annual membership fee of \$10 with forms are available online to fill in. As a member you will be notified regarding exhibition openings, special events and discounts.

Vision and Mission

Our vision at Dusty's Clifton is to become an incubator for artistic endeavours in the regional areas Toowoomba, Lockyer Valley and Warwick and surrounding areas as well as other more regional/remote areas; providing access, encouragement, engagement with and sharing of knowledge and ideas between artists, artisans and all members of our community interested in the arts.

Our mission is to provide a space for our local artisans to display their work in a dynamic, exciting, and encouraging environment; to provide the community with access to the beautiful locally made wares; and to provide the community access to workshops and events relating the arts in its broadest sense.

What we can offer you!

Our retail space is based on the concept of a market: instead of getting up at 5am and tying a trestle table to your car, on market days you rent a space from as little as \$20 per month (which includes advertising and handling) inside a fun, contemporary space.

Most markets charge over \$30 for a space once a week up to 7 hours; with us, you are visible 5-6 days a week.

- We will do our best to sell your work, promote you, get your name out there and tell people what we know about your product
- We strive to offer our participants excellent exposure and a very large audience online as well as in store. We advertise online via Facebook and Instagram and website www.Dustys.co.
- We will arrange your wares in the retail space, as per the space rental, liaise with you on what is selling and needs replenishing or you are welcome to pop in and keep your space fresh and new.
- Showcasing is a fabulous way to gauge your product, see what sells and find your feet in the marketplace.
- Showcasing is a great marketing tool, looks great on a social platform and/or website as it's somewhere to direct your customers to or to find customers and obtain feedback for your product.
- We pay you on the 10th of every month for sales from the 1st to the 30/31st of the previous month.
- For insurance purposes it is important that all our artists renting retail space are members of Dusty's Clifton (annual fee is \$10) and that the vendor/artist has the appropriate insurances.



*DUSTYS CLIFTON ABN: 5246916359
48 Clark Street, CLIFTON QLD 4361
E: Clifton@dustys.co W: www.Dustys.co
National Shield Pty Ltd T/A 3 Chickadees Property T/A Dustys Clifton
Premises Owner: Potta Gold Pty Ltd

Pricing

- All prices listed below are payable per month in advance unless otherwise stated, but the length of the agreement is variable.
- These prices are exclusive of the additional management fee of 5% which is charged on all 'sales' (retail, exhibition, or workshop), which covers administration costs and payment processing fees.
- These prices do include a volunteer levy – in every month that an artist volunteers for a shift, the monthly price will be reduced by \$10.
- Prices listed are ex GST.

As a General Guide	Price
1 cube	\$20 per month
2 cubes	\$20 per fortnight
4 cubes	\$30 per fortnight
6 cubes	\$45 per fortnight
8 cubes	\$60 per fortnight
3D wall rental	Flat fee – \$60 per month
Workshop space hire (1) up to 10 ppl	\$20 per hour - \$60 per half day - \$90 per day
Workshop space hire (2) Large event space	\$25 per hour - \$75 per half day - \$110 per day
Wall / Shelf space (other)	Charged on a commission basis – 20% / 25% / 30%
Workshop space hire (other)	Charged on a commission basis – 20% (e.g. ticket sales)
Longer term rental	By agreement

Prices are subject to change without notice. In addition to the prices above, all artists pay 5% of sales as a management fee (marketing, administration & payment processing costs). Artists may get a reduction on rent of \$10 per month if they volunteer for a shift during the month to assist with dusting, promoting, selling and rearranging the collective products to keep displays fresh and creative.

Disclaimer

Dusty's Clifton* and its subsidiaries is an agent acting on behalf of the artist. Whilst utmost care is taken, we are not liable for theft or damage and the vendor must ensure they have appropriate insurance coverage.

Dusty's Clifton accepts stock which is guaranteed by the artist to be of merchantable quality, resisting reasonable wear within one month of purchase. Any items returned (with proof of receipt) will be directed back to the artist.

Dusty's Clifton Financial Details for Artists

- Retail space rental fee is paid monthly in advance, i.e., at the beginning of the month for rental of space in the coming month.
- Dusty's Clifton pays each artist electronically by the 10th of the month for the previous month's sales less any deductions.
- Dusty's Clifton issues a statement each month (by the 10th of the month) to your email (alternative can be agreed), which sets out your sales, any deductions (e.g. space rental due for the following month, 5% management fee).
- If sales do not cover the space rental in a given month, the statement will indicate that money is owing to Dusty's Clifton and this money is due to be paid by the artist by the 20th of the month.
- If money owing is not paid, it will be deducted on the following month's statement.

Prior to having your wares displayed in Dusty's Clifton, the following must be completed:

1. Fill out and sign contract – including retail space rental fee agreed.
2. Pay retail space rental for the remainder of the month in which your goods went on display. If you join mid-month, you will pay half the monthly fee on bringing your wares to Dusty's Clifton.
3. Complete and sign the agreement form.
4. All payments can be made in cash or card at Dusty's Clifton or per the approved account. Invoices will detail all payment methods.

If you would like to apply for space at Dusty's Clifton, please complete the attached form!

We ask that you leave a small box with a sample of your wares so that the committee can peruse and consider your application.



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DUSTY'S CLIFTON - Showcasing Vendors & Rental Space Agreement

- By signing and paying the applicable fee below, you accept and will follow the rules of this contract available online and in print. Fees are listed as a general guidance below.
- An agreement **MUST** be filled out and signed by the vendor. Agreements and payment (payable by cash, card or account) may be emailed or dropped off at the office **Dusty's Clifton, 48 Clark Street, Clifton, Qld 4361**.
- The individual agreement terms set out the rules which must be followed, and it expected that:
 - sellers must provide their own display formwork and tables and workshop tools (as applicable).
 - the seller is responsible for collecting any applicable sales tax.
 - appropriate insurance coverage is obtained by the vendor.
- Space assignments: Space, wall and cubes will be assigned in the order of contact. Consideration will be given to the type of products you are exhibiting and availability.

Artisan/ Maker/ Stockist Information:

Business / Organisation			
Contact Person			
Address			
Town			
Email			
Primary Contact		2 nd Contact	
Items or Services			
As a General Guide		Fees:	Tick
1 Cube:		\$20.00 per month	_____
2 Cubes:		\$20.00 per fortnight	_____
4 Cubes:		\$30.00 per fortnight	_____
6 Cubes:		\$45.00 per fortnight	_____
8 Cubes:		\$60.00 per fortnight	_____
3D wall rental		Flat fee \$60.00 per month	_____
Workshop space hire (1) up to 10 ppl		\$20 per hour - \$60 per half day - \$90 per day	_____
Workshop space hire (2) Large event space		\$30 per hour - \$75 per half day - \$110 per day	_____
Wall / Shelf space (other)		Charged on commission basis – 20% / 25% / 30%	_____
Workshop (other)		Charged on commission basis – 20% (e.g. ticket sales)	_____
Total Payable	Cash Enclosed \$ _____	Square/Inv Payment Ref: _____	
Social media/websites/promotional information (Facebook/Instagram/Etsy/Personal Website/Portfolio/etc)			

RELEASE AND HOLD HARMLESS AGREEMENT:

Dusty's Clifton, 48 Clark Street, CLIFTON and its subsidiaries do not assume any liability for damages to goods or property of the lessee from fire, theft, water or storm or any liability for accidents of persons or property caused under or by virtue of the operations of lessee under this contract agreement.

In consideration for the use of property owned by Potta Gold Pty Ltd, leased to Dustys Clifton, for the purposes of conducting commercial activities as a vendor in conjunction with Dusty's Clifton, I, _____ agree to indemnify, its businesses and subsidiaries, agents and employees from and against any and all claims, losses, damages, causes of action, expenses of litigation, court costs, and attorney's fees, arising from my activities conducted as a vendor in conjunction with Dusty's Clifton and I agree to hold the respective parties harmless from all claims for any such damages.

I have read and understand the accompanying agreement contract as may be available online and in paper form and agree to hold Dustys Clifton at **48 Clark Street, Clifton** and collaborators harmless for loss of articles. I understand that any and all professional liability insurance provided for Potta Gold Pty Ltd (as property owner), Dustys Clifton and subsidiaries does not cover vendors as individuals and that if a vendor would like to be insured or is required to be insured to sell or hold workshops at Dusty's Clifton, the vendor is responsible for providing their own insurance. Although Dusty's Clifton offers collaboration and promotion of vendors items, I also understand that it is up to individual vendors to market their own products and services. I understand that any rules and/or guidelines of this agreement may change at which time I will be notified. By signing below, I understand and will adhere to these guidelines/rules of Dusty's Clifton.

Print Name: _____ Signature: _____ Date: _____



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