



Adelaide Studios provides a creative hub for a diverse range of South Australian screen businesses through its Tenancy Operations.

Adelaide Studios' Tenancy Operations will enhance the capacity of the local screen production sector and the state's attractiveness as a production location and generate funds for industry activities.

Adelaide Studios tenancies will be prioritised for screen production companies whose core business\*\* is in producing or servicing narrative\*-driven film, television, online and VR content which is intended for commercial release via theatrical, broadcast, or digital content platforms.

Certain Adelaide Studios tenancies may be eligible for discounted rent in order to support creation of South Australian owned Intellectual Property, facilitate production activity, and encourage smaller businesses to scale and reach a point of subsistence.

## Tenancy Operations Strategy

1. Adelaide Studios tenancies will be offered at commercial rates with terms of 2 years plus 2 further options to extend for 2 years.
2. All tenancies will require SAFC approval to sublease their tenancy. Subleases may only be offered for a 12-month period at a time.
3. New leases / subleases – SAFC will consider applications from the following companies:
  - a. Screen Production Companies whose core business\*\* is in producing narrative\*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms;
  - b. Credited Writers, Directors and Producers whose main source of income is from narrative\*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms;
  - c. Screen Service Companies / Freelancers whose core business\*\* is in servicing narrative\*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms, eg animation, post production, casting, equipment hire, editors, sound technicians, line producers;
  - d. Professional Service Companies in the business of servicing narrative\*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms, eg lawyers, accountants;
  - e. First Nations screen practitioners and companies;
  - f. SAFC's strategic / financing partners.



4. SAFC will consider utilising any un-leased spaces as hot-desking space/hothouse arrangement for emerging screen practitioners and businesses, or expansion zones for tenants to hire on a short-term basis as required.
5. SAFC will consider tenancy applications in the context of supporting increased diversity within the SA screen sector.
6. Adelaide Studios tenants are eligible for discounts on other Adelaide Studios operated facilities such as meeting rooms, and sound stages.

## Rent Subsidy Proposal

As at 1 October, 2021 the base rate for all Adelaide Studios tenancies is \$350 per square metre per annum. Outgoings of power, telephone and council rates will also be oncharged.

For tenants with more than one room and total space > 40 square metres, the following subsidy will apply to the first room only.

The SAFC may, at its discretion, offer additional/discretionary discounts to companies filling a strategic gap for the SA sector or the Adelaide Studios precinct.

75% Subsidy	First Nations screen practitioners and companies
50% Subsidy	Screen Production Companies whose core business** is in producing narrative*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms.
	Credited Writers, Directors and Producers whose main source of income is from narrative*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms.
30% Subsidy	Screen Service Companies / Freelancers whose core business** is in servicing narrative*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms, eg animation, post production, casting, equipment hire, editors, sound technicians, line producers
	Professional Service Companies in the business of servicing narrative*-driven film, television, online and XR content which is intended for commercial release via theatrical, broadcast, or digital content platforms, eg lawyers, accountants
	SAFC's strategic / financing partners

# ADELAIDE STUDIOS

## Tenancy Operations Strategy



South Australian **Film Corporation**

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\*Narrative means a structured story or account of a series of events or experiences, whether documentary or fiction.

\*\*Core Business may be demonstrated by the following indicators (or a combination):

- Main source of revenue;
- Proportion of FTE dedicated to narrative production;
- Frequency of recent narrative production credits;
- Company's marketing profile; and/or
- Other indicators deemed relevant by the SAFC.