

# THE MEETING MAKER

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CONFERENCE CENTRE  
LEVEL 5 | ONE INTERNATIONAL TOWERS  
BARANGAROO



# WELCOME TO **WALAMA**

**A pinnacle of modern design, situated in a convenient location, overlooking one of the world's most beautiful harbours, welcome to Walama. A place to connect.**

Featuring bespoke interior layouts that bring design and function together in harmony, Walama is the perfect location for your next meeting or event.

Our contemporary spaces feature the latest technology. The flexible configurations of our rooms can be adjusted to suit any need, from corporate meetings, workshops and seminars to trade shows and cocktail events. The possibilities are endless.



# WELLNESS @ ONE

## A PLACE TO REJUVENATE

Discover a tranquil sanctuary designed for wellness and relaxation. Our brand-new space features natural materials, abundant natural light, and flexible configurations to accommodate various activities.

Enjoy a grounding yoga session with retractable mirrors or create an intimate wellness workshop with concealed mirrors.

## THE SPACE ALSO FEATURES:

- Cork flooring
- Timber and rattan joinery
- Concealable mirrors
- Sheer curtains
- Hydration point
- Personal storage pigeonholes
- Yoga mat storage



# INNOVATION @ ONE

## A PLACE FOR BIG THINKING

Looking to collaborate with your team or external partners in a neutral setting? Our fully equipped collaborative space offers flexible configurations, state-of-the-art technology, and all the essentials for productive meetings.

### THE SPACE INCLUDES:

- Video conferencing equipment
- Large format whiteboards
- Flexible meeting/training table
- Sheer curtains



# BOARDROOM

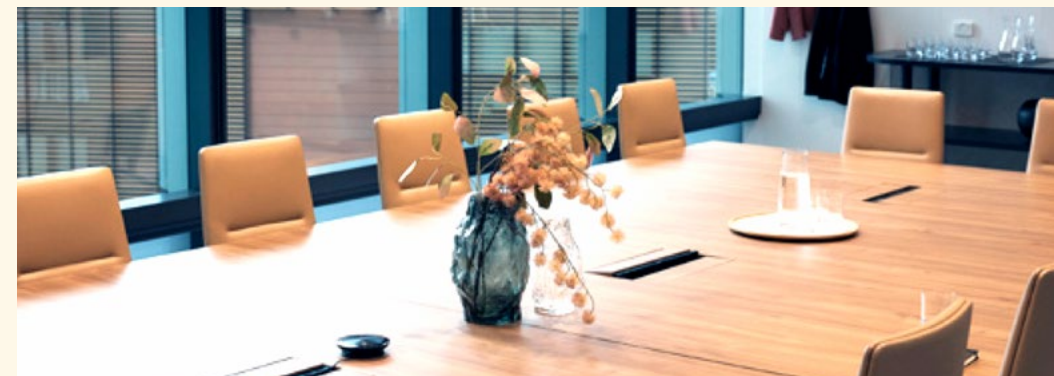
## A PLACE TO CONNECT

Featuring a bespoke interior of clean lines and practical design, Walama's boardroom has been created to inspire results and is the perfect location for your next meeting.

Every detail of this room has been considered from the leather finished ergonomic chairs, to the lighting, with seamless comfort and quality.

## FACILITIES AVAILABLE FEATURE:

- 75" LG Ultra HD Commercial Screen
- Video Conferencing Camera
- Hearing Augmentation System
- Clickshare
- HDMI Input Plate & Cables - Type C Direct AV input
- Built-in Bar Fridge
- Block out blinds
- Adjustable lighting (low to high)



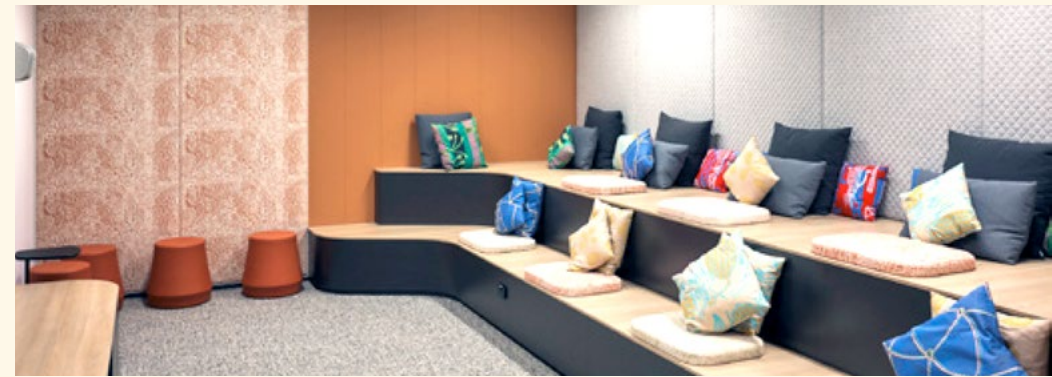
# THEATRETTE

## A PLACE TO COME TOGETHER

A unique addition to Walama's offering is our intimate Theatrette. A space designed for focus, it's perfect for showcasing presentations, concepts and team brainstorming in a more intimate setting.

## THE SPACE ALSO FEATURES:

- 86" LG Ultra HD Screen
- Sony DVD/Blu Ray Player
- Soundproof room
- Adjustable lighting (low to high)



# SEMINAR ROOM 1

## A PLACE THAT SUITS YOUR NEEDS

A destination for remarkable events, our Seminar Room 1 space features stunning floor to ceiling views of Sydney harbour and is the perfect location to host your next corporate meeting, presentation, workshop, or seminar.

## THE SPACE ALSO FEATURES:

- 2 x LED Projectors
- 2 x 140" Motorised Projection Screens
- 2 x Video Conferencing Cameras
- Microphone System - 1 x Lectern, 1 x Headset & 3 x Handheld Microphones
- Ceiling Speakers
- Hearing Augmentation System
- HDMI Floor Input plate & Cable - Direct AV Floor Input Via Lectern
- Clickshare
- Block out blinds/shades
- Adjustable lighting (low to high)



# SEMINAR ROOM 2

## A PLACE TO BE INSPIRED

Also designed for meetings, events, and presentations, our Seminar Room 2 space boasts stunning harbour views with a sophisticated design, clean lines, and modern finishes.

## THE SPACE ALSO FEATURES:

- 2 x LED Projectors
- 2 x 140" Motorised Projection Screens
- 2 x Video Conferencing Cameras
- Microphone System - 1 x Lectern, 1 x Headset & 3 x Handheld Microphones
- Ceiling Speakers
- Hearing Augmentation System
- HDMI Floor Input plate & Cable - Direct AV Floor Input Via Lectern
- Clickshare
- Block out blinds/shades
- Adjustable lighting (low to high)



# SEMINAR ROOM 1 & 2

## A PLACE TO ENGAGE

Combine Seminar Room 1 & 2 with our interconnecting wall for larger events. Enjoy panoramic views of Sydney Harbor in this pillar-free, wide-open space.

Ideal for larger events, gatherings, conferences, workshops, and presentations, our modern design features clean lines, sophisticated finishes, and adjustable lighting to create a welcoming atmosphere.

## FACILITIES AVAILABLE FEATURE:

- 4 x LED Projectors
- 4 x 140" Motorised Projection Screens
- 4 x Video Conferencing Cameras
- Microphone System - 2 x Lectern, 2 x Headset & 6 x Handheld Microphones
- Ceiling Speaker
- Hearing Augmentation System
- HDMI Floor Input plate & Cable - Direct AV Floor Input Via Lectern
- Clickshare
- Block out blinds/shades
- Adjustable lighting (low to high)



# SEMINAR ROOM LAYOUTS

## A PLACE FOR REMARKABLE EVENTS

A sophisticated event venue, Walama's spaces have the versatility to suit all needs. From the open plan of a yoga class layout, to lecture-style for presentations and seminars or U-shape and dining formations for more intimate workshops.

Whatever your needs we can work to deliver a layout that will work for you and inspire results.



# REHEAT KITCHEN

## A PLACE TO REFUEL

Our Reheat Kitchen is a premium catering asset designed for flexibility and convenience. With ample space for free movement and a contemporary design, this space can accommodate buffet-style food service or be used behind the scenes by a catering team to create a bespoke menu.

## FACILITIES AVAILABLE FEATURE:

- Display/Store Fridge
- 2 Standard Fridges
- Dishwasher
- 2 x Microwave
- 2 x Reheat Oven
- Ice Maker



# PLAN YOUR MEETING

## INCLUSIONS

5-star Concierge Service to assist with the set-up of your event/meeting

Glassware, crockery, iced water, mints

Cleaning costs

## ADDITIONAL INFORMATION

Security: A security presence is required for events serving alcohol (RSA compliance) at an additional charge (minimum 4-hour hire).

Room Rental Hours: Rooms are available for hire from 8:00 AM to 5:00 PM, Monday through Friday. Outside of these hours, additional charges will apply for air conditioning and security.”

Catering: You may organize your own caterers, but they must be Gold Licensed if using the Reheat Kitchen amenity.

|                                | MAXIMUM CAPACITY | HOURLY RATE | DAY RATE <sup>†</sup> | AREA IN M2 |
|--------------------------------|------------------|-------------|-----------------------|------------|
| <b>WELNESS @ ONE</b>           | 12               | 150         | 750                   | 66         |
| <b>INNOVATION @ ONE</b>        | 12               | 250         | 1250                  | 66         |
| <b>THEATRETTE</b>              | 18               | 190         | 950                   | 24         |
| <b>BOARDROOM</b>               | 20               | 290         | 1450                  | 30         |
| <b>SEMINAR ROOM 1*</b>         | 64               | 450         | 2250                  | 200        |
| <b>SEMINAR ROOM 2*</b>         | 64               | 450         | 2250                  | 200        |
| <b>SEMINAR ROOM 1 &amp; 2*</b> | 128              | 900         | 4450                  | 400        |

\*4 hour minimum

<sup>†</sup>Day Rate in equivalent to 9 hours, 8am to 5pm

All prices are non-inclusive of GST

| CONFIGURATIONS                | U-SHAPE | CLASSROOM | CABERET | THEATRE |
|-------------------------------|---------|-----------|---------|---------|
| <b>SEMINAR ROOM 1</b>         | 18      | 22        | 48      | 64      |
| <b>SEMINAR ROOM 2</b>         | 18      | 22        | 48      | 64      |
| <b>SEMINAR ROOM 1 &amp; 2</b> | 36      | 44        | 96      | 128     |

1. In these terms and conditions:

- (a) Booking means the online booking made at [www.oneits.com.au/walama](http://www.oneits.com.au/walama) for the Facility during the Hire Period;
- (b) Booking Confirmation means the email confirming the Booking;
- (c) Facility means, without limiting paragraph 21, the kitchen, the Theatre, the Boardroom, Seminar Room 1 (can be combined with Seminar Room 2) and Seminar Room 2 (can be combined with Seminar Room 1) on Level 5 of Tower One, International Towers Sydney, Exchange Place, 100 Barangaroo Avenue, Barangaroo, NSW, Sydney 2000. Facilities has the same meaning;
- (d) Hire Period means the period of time set out in the Booking Confirmation commencing at the time and on the date set out in the Booking Confirmation;
- (e) Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or bylaw, present or future and whether state, federal or otherwise;
- (f) Rules means the 'One International Towers Sydney House Rules' or any changes to them on receipt of written notice from the Manager of the rules or changes to the rules; and
- (g) User means, subject to paragraph 3, the entity named in the Booking and where the context allows, includes its employees and invitees.

BOOKINGS

2. The manager of the Facility is Jones Lang LaSalle (NSW) Pty Ltd ACN 002 851 925 of Tower One, 100 Barangaroo Avenue, Barangaroo, NSW, Sydney 2000 (Manager). Contact number is [insert].
3. The Facilities may only be used by tenants of Tower One, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Barangaroo, NSW, Sydney 2000 with a Booking Confirmation.
4. All Bookings must:
- (a) include complete details of additional instructions, required services, catering and dietary requirements. The Manager will not be held liable for incorrect or insufficient details or details that are received; and
  - (b) be paid by credit card at the time of submitting the Booking.
5. If the Facility is not available during the proposed Hire Period, or the Manager will not be able to accommodate the Booking, the Booking will not be confirmed and the User will be given a full refund.
6. The Booking Confirmation constitutes a binding agreement to hire and use the Facility during the Hire Period.
7. At the time of booking, the User's credit card will be pre-charged so in the event of additional services being required (e.g. additional catering) or the need for repair, the corresponding amount will be deducted at the end of the Hire Period as per the rates schedule sent to the User with the Booking Confirmation or any quote for repair and loss.
8. The Booking is personal to the User. It cannot be transferred or otherwise dealt with.

CANCELLATION

9. Cancellations must be made via [insert website]. If a Booking is for a multiple and or consecutive days, the cancellation policy applies to each individual Booking.
10. Cancellations will be refunded in accordance with the following table:
- | Notice period                    | Refund of total amount paid |
|----------------------------------|-----------------------------|
| 21 days or more                  | 100%                        |
| 20 - 14 days' notice (inclusive) | 60%                         |
| 13 - 7 days' notice (inclusive)  | 20%                         |
| Less than 7 days' notice         | Nil                         |
11. Subject to availability, Booking times and dates may be varied via [insert website]. If a Booking is for a multiple and or consecutive days, the variation policy applies to each individual Booking.
12. Variation will be charged in accordance with the following table:

| Action                   | Notice period                    | Notice period                                                                                                     |
|--------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Brought forward          | Any                              | Nil for the same room or the difference in rates if moved to a different Facility                                 |
| Postponed                | 21 days or more                  | Nil for the same room or the difference in rates if moved to a different Facility                                 |
|                          | 20 - 14 days' notice (inclusive) | \$[TBA] for the same room or the difference in rates if moved to a different Facility                             |
|                          | 13 - 7 days' notice (inclusive)  | \$[TBA] for the same room or the difference in rates if moved to a different Facility                             |
|                          | Less than 7 days' notice         | \$[TBA] for the same room or the difference in rates if moved to a different Facility                             |
| Extension of Hire Period | Any                              | The difference between the amount paid for the Booking and the additional hours rate for the extended Hire Period |
| Shortened Hire Period    | Per the cancellation rates       | Per the cancellation rates but only on the proportion of the Hire Period being cancelled                          |

USE

13. In consideration of the User paying the fee associated with the Booking, the Manager grants to the User, a non-exclusive licence for the Hire Period to use the Facility for the purpose for which they are designed subject to complying with these terms and conditions, all Laws, the Rules and any reasonable conditions the Manager may impose from time to time.
14. With the Manager's consent and at the User's cost, the User may continue to use the Facility after the expiry of the Hire Period on a half-hourly basis, but not earlier than 8.00am or later than 6.00pm on a weekday or anytime on a weekend or public holiday. The cost of usage outside of the Hire Period is as per the rates schedule sent to the User with the Booking Confirmation.
15. The User must not misuse, interfere with, overload or obstruct access to any services to or equipment in the Facility or store any items in the Facility.
16. The User may arrange for food and beverages (including alcoholic beverages) to be consumed at the Facility. The User is solely responsible for the delivery, collection and clean-up of any food and beverage consumption. One, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Barangaroo, NSW, Sydney 2000 with a Booking Confirmation.

USER'S OBLIGATIONS

17. The User must maintain insurance for the use of the Facility and indemnify the Manager.
18. The User must not:
- (a) do anything in the Facility which could damage the Facility or cause nuisance, annoyance, inconvenience, danger or disturbance to other users of the Manager;
  - (b) litter the Facility or bring equipment into the Facility which is in an unsafe condition; and
  - (c) leave the Facility unattended.
19. At the end of each individual use of the Facility, the User must:
- (a) remove all of its equipment, personal belongings and garbage from the Facility;
  - (b) lock and secure all doors and other entry points; and
  - (c) return the Facility to the Manager after each use by the User in

a clean and tidy condition.

20. As soon as reasonably practicable after the User becomes aware, give written notice to the Manager of any:
- (a) damage, accident to or defects in the Facility; and/or
  - (b) circumstances likely to cause any damage or injury within the Facility.
21. If the User damages the Facility or any part of the building used ancillary to accessing the Facility, the User must pay the cost of repair to the Manager, as well as the value of any loss arising from having to undertake repairs to the Facility (e.g. loss of business).

MANAGER'S RIGHTS

22. Guest numbers and requested room layout will be taken into consideration when allocating the specific Facility. The Manager reserves the right to change allocated rooms and advertised facilities.
23. The Manager reserves the right to request proof of age, identity or insurance, prior to the User accessing the Facility or during the Hire Period.
24. The Manager may, acting reasonably, refuse to allow access to any person, the User or any guest of the User in the event of a nuisance, disturbance, altercation or for compliance with any Law (including, but not limited to, responsible service of alcohol requirements).
25. If the User does not comply with paragraph 18(a) on time, the Manager may remove any of the User's items and store them at the User's expense.

RISK

26. By making the Booking the User is deemed to have accepted these terms and conditions.
27. As a condition of making the Booking, the User may be required to sign legal documentation as and in the form required by the Manager including but not limited to a further agreement to exclude liability of the Manager for certain loss, damage or injury arising from the use of the Facility.
28. The User is responsible for satisfying itself with respect to the suitability of the Facility for its use and uses the Facility at its own risk. Prior to submitting any Booking, the User is responsibility to make all necessary enquiries and take any action the User considers necessary if the User requires insurance that covers the User's obligations and risk under these terms and conditions.
29. The User acknowledges and agrees that if the User bring employees and/or invitees into the Facilities the User is responsible for each individual and any of their invitees. The User must communicate these terms and conditions to the Users employees and invitees, and ensure each individual is aware of, acknowledges and complies with these terms and conditions.
30. The Manager will provide the Facilities and any related services with due care and skill, but the Facilities are provided on an 'as available' basis and in an 'as-is-where-is' condition without any representation or endorsement made and without warranty of any kind whether express or implied, including but not limited to the implied warranties of satisfactory quality, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.
31. The Manager may vary these terms and conditions or cancel the Booking where circumstances beyond the Manager's reasonable control prevent the Manager from accommodating the Booking or making the Facility available. Should the Manager vary these terms and conditions or cancel the Booking, it will promptly let the User know.
32. No compensation will be payable if the Booking is varied under paragraph 21 or cancelled under paragraph 30.
33. The Manager will not be liable for any loss or damage whatsoever which is suffered (including but not limited to indirect or consequential loss) or for any personal injury, loss or damage suffered or sustained (even caused by negligence) in connection with accepting or using the Booking or the Facility, except for any liability which cannot be excluded by Law.
34. The Manager is not responsible for lost, misplaced, destroyed or stolen items in the Facility or its surrounding areas or misuse of the Facility.
35. If any services provided to the Facility malfunction or fail then:
- (a) the Manager is not liable for any resulting costs, expenses or damages suffered or incurred by the User; and

- (b) the User will have no claim for compensation or damages against the Manager.
36. The User releases from, and indemnifies the Manager against, all liability, cost, loss or expense arising out of acceptance or use of the Booking or the Facility, the User's breach of these terms and conditions and any default, act, omission or negligence of the User or any other person claiming through or under the User, and any other person while that other person is in the Facility, including (but not limited to) personal injury, death and damage to property and whether direct or consequential, foreseeable, due to some negligent act or omission or otherwise.
37. For the avoidance of doubt, the User is not entering into any relationship or agreement with the owners of the building in which the Facilities are located and the User has no claim against the owners in relation to the Facilities or the provision of any goods and/or services provided by the Manager in connection with those Facilities.
38. [insert third party] is the supplier of the software used for the Booking and payment, and the terms and conditions of [insert third party] apply to the making of the Booking and the payment. See [insert hyperlink to the terms and conditions of the third party]. The Manager assumes no responsibility for, acts, omissions, failures or the negligence of [insert third party].

MISCELLANEOUS

39. If any part of these terms and conditions is deemed invalid, illegal or unenforceable for any reason by any court of competent jurisdiction then it will be severed, and the remaining parts will survive and remain in full force and effect and continue to be binding and enforceable.
40. A party does not waive a right, power or remedy if it fails to exercise or delays in exercising the right, power or remedy. A single or partial exercise of a right, power or remedy does not prevent another or further exercise of that or another right, power or remedy. A waiver of a right, power or remedy must be in writing and signed by the party giving the waiver.
41. Both parties must engage in a professional dispute resolution process to resolve any disputes prior to the issuing of proceedings.
42. These terms and conditions are governed by the Laws of the State or Territory in which the Facility is situated, and both parties submit to the exclusive jurisdiction of that place.
43. The Users feedback is important to us in helping to provide a premium service. If at any stage the User has any comments or questions, please inform us via e-mail at [Contact].

PRIVACY STATEMENT

44. [option for LL collecting information -Personal information the User provides to the Manager by completing the Booking (or otherwise providing the User's details) may be used in accordance with the Manager's Privacy Statement: <https://www.jll.com.au/en/privacy-statement> and our Privacy Commitment: <https://www.jll.com.au/content/dam/jll-com/documents/pdf/other/jll-global-privacy-commitment.pdf>. The Manger will take steps to ensure that it only collects personal information which is relevant to the Manager's dealings with the particular individuals and which is reasonably necessary for the use of the Facility or the Manager's other business activities. The Manager may disclose the User's personal information to Lendlease Group entities, or a third party service provider, or other entities that assist us in running the Facility or the Manager or owner's business. The Manager may disclose the Users personal information to entities located overseas. References to 'the Manager' in this paragraph 43 include the owners of the Facility.
45. Further information on how we may disclose the Users personal information can be found in our Privacy Statement. The Privacy Statement contains information about how the User can contact us. For further information please contact our Privacy Officer at .
46. []option for software supplier collecting information -Personal information the User provides to [insert third party] by completing the Booking (or otherwise providing the User's details) may be used by [insert third party] in accordance with its Privacy Policy: [insert link]. [insert third party] may disclose the User's personal information to the Manger, the owner of the Facility and the Lend lease Group entities, or a third party service provider.]

# GET IN TOUCH TODAY

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[Walama@toweroneits.com](mailto:Walama@toweroneits.com)

[www.oneits.com.au/walama](http://www.oneits.com.au/walama)

CONFERENCE CENTRE  
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