



Dear Fellow Members,

BUKIT TOWN CLUB PROPOSAL

Post-2021, SICCC's lease for the following at Bukit Location will not be renewed: Sime Course, heritage 19th hole main Clubhouse (with Bukit Coffee House, Windows-on-Bukit, changing rooms, etc), driving range, putting and chipping areas, staff / storage / maintenance facilities and 342 car park lots. Only lease for Bukit Course itself will be extended, till 2030. Of course, our **freehold land** facilities remain ours - comprising the Bukit Swimming Pool Building (BSP), Tennis and Squash Centre (T&S), and 176 car park lots.

In the absence of optimal facilities on our freehold land, usage of Bukit Location will likely fall and Island Location risk becoming over-crowded. **Membership value is expected to decline** as the needs of our large number 7,800+ principal members (over 70% non-golfing) and their families (totaling 18,000+) will be underserved.

The General Committee (GC) proposes addressing these issues by building a **new Bukit Town Club (BTC)** with **NO member co-pay required** as our **reserves will be judiciously used within KPMG's financial sustainability provisions** - for both BTC and Island Location Golf Re-development besides sufficient reserves to generate investment income as well as paying for forthcoming and post-2040 land lease extensions.

BTC will replace the 30+ years old BSP cum T&S and suitably integrate needed buggy store & staging, changing and car park functions with a **state-of-the-art facility aptly designed to suit members' needs and lifestyles**. And, it is best to build BTC within the next 4 years, whilst we still have use of to-be-lost facilities.

Much due process occurred over the past few years. The previous GC conducted a **members' survey** to understand and anticipate usage patterns across different demographics and also a **design competition**, judged by experienced local and international architects, overseen by Internal Audit.

With feedback, the winning submission (out of 10) was then **fine-tuned and right-sized**, and with the current Tennis Courts footprint reduced from its 40% to a more acceptable 20%, integrated within BTC via stacking. **BTC's construction cost is around S\$50 million.**





Please view the BTC plans at our main lobbies and brochure sent to you. The plan comprises a striking façade, dining and entertainment spaces, a myriad of sport facilities, airy communal areas, lush landscape and greenery – tied together with a focus on operational and spatial efficiency. Importantly, the proposal also allows for future expansion and reconfiguration. I hope that on seeing the plans, you will be as excited as I am about this fit to purpose urban sanctuary where our families can bond and our children grow up in.

The Planning & Redevelopment Committee and GC had considered several other options, including retaining T&S with additions & alterations to BSP or placing T&S at Island Location. However, analyses revealed these as much compromised in terms of unforeseeable higher construction costs, higher (present and) future maintenance and other costs, lack of future-proofing and poorer long-term value, aesthetics, efficiency and functionality.

A custom-built, expandable BTC will create value whilst reducing both operating expense and need for repairs in the years to come. I humbly invite you to join supporting this vital and exciting opportunity so that **SICC can welcome the future with confidence and strength.**

Do come to vote YES to BTC!

Sincerely,

Alex Ooi
President