



PRESIDENT'S MESSAGE TO MEMBERS

Dated 12 February 2015

Dear Members,

The General Committee ("GC") and I want to apprise Members of recent important developments on the following issues:

- Agreement with the Labour Movement
- Island Land Lease Renewal Application
- Planning & Redevelopment Committee
- Bukit Buggy Path

AGREEMENTS WITH THE LABOUR MOVEMENT

As previously updated, the deadline for the Club to conclude its agreement with the Labour Movement on the demarcation of the Sime and Bukit golf courses and the sharing of the ancillary golfing facilities has been extended to 31 May 2015. Although the GC's goal was to reach some finality with regards to the relevant agreements by the end of February, certain preliminary legal issues have hindered this progress. Essentially, both SICC and the Labour Movement are finalising, amongst other things, two key points at this stage:

- (i) the contracting parties; and
- (ii) the timing of the execution of the relevant agreements.



On the first point, we now understand that the Singapore Labour Foundation ("SLF") will be granted a lease at the Bukit Location for the public golf course and SLF will be allowed to carve out a sublease in favour of NTUC Club or its nominee. NTUC Club or its nominee will therefore be a party under the relevant agreements, with SICC being the other party. This structure has been agreed to by the Public Utilities Board ("PUB"). The Club will be securing the requisite approvals from the Ministry of Law and the Singapore Land Authority ("SLA").

On the timing of the execution of the agreements, the current intention of the parties is for the Memorandum of Agreement to be executed before 31 May 2015 with the agreed forms of the relevant agreements appended to it.

While this delay is frustrating, we will only be able to make progress on these issues once adequate clarification and confirmations have been sought from the relevant government agencies. Please, therefore, bear with us, as we continue to evaluate and expedite the situation. As I have assured you in the past, we will seek your endorsement on these agreements before it is executed by the Club.

ISLAND LAND LEASE – APPLICATION TO RENEW

The application to renew the Island land lease was submitted to SLA on 15 July 2014. We were initially advised that this entire process would take approximately 18 weeks from the time the Club submitted its application, after which the Club will have two weeks to accept and pay the lease premium.

As it now stands, SLA is in discussions with NParks on some preliminary matters. Following this, we hope to hear from SLA on the outcome of the Club's application.

PLANNING & REDEVELOPMENT COMMITTEE

The Planning & Redevelopment Committee ("PRC") was set up last year with terms of reference to plan for the needs, requirements and interests of current and future members as well as the Club. It has largely been focused on two main areas, namely the reconfiguration of the Island Golf Courses and the construction of a new facility at the Bukit freehold land.

The PRC and the working groups within it have met on numerous occasions in the last six months carrying out a detailed audit and review of, amongst other things, the following:

- (1) the Club's current offerings at the Bukit location;
- (2) present space utilisation at the Bukit location;
- (3) the needs of members from the various fraternities;
- (4) utilisation of the golf courses by members and spouses, both on weekends and weekdays;
- (5) the utilisation of other facilities by members and their families, on weekdays and weekends;
- (6) the logistical efficiency of the present facilities; and
- (7) a wide array of relevant membership data and statistics.

It is our belief that any decisions made with regards to the reconfiguration of the golf courses and the construction of a new facility at the Bukit freehold land has to be a fiscally prudent one with minimal disruption to service. At the same time, we are conscious that time is of the essence and redevelopment has to be completed by the end of 2020 to prepare the Club for transition and to meet the new challenges.

(1) Reconfiguration of the Island Golf Courses

The Club is exploring all options towards expanding golfing capacity at Island location by creating three full 9-hole layouts (from the New and Millennium courses). This is to help the Club cope with the impending loss of the 18-hole Sime course in 2021 and to absorb our golfing traffic on the remaining courses.

To advance its objectives, the GC, on the recommendation by the PRC, has appointed a professional golf course consultant, Qualitas Project Control ("Qualitas") to oversee this project. With a raft of knowledge that spans every aspect of the project, Qualitas is expected to guide the Club through the various stages in the design of the golf course. Qualitas's current appointment broadly relates only to the site evaluation and the golf course designer selection.

In the past few months, Qualitas has been engaging the relevant governmental agencies to evaluate the availability of undeveloped land within our boundaries, the compliance with all local governmental regulations, ascertaining any limitations or considerations that the Club must take into account, and assessing any environmental impact. Based on this and adequate research, Qualitas will then develop a comprehensive design brief which will then be used towards a selection of a golf course architect.

The consultant will also guide the Club through the selection of an internationally renowned golf course architect through a design competition. The designer selection process traverses many levels and based on the advice of our consultant, we hope to be able to present the winning design to members for endorsement by June this year.



(2) Facilities at Bukit Freehold Land

As mentioned earlier, the PRC has expended a considerable amount of time, reviewing the present facilities and operations, carrying out an in depth audit on the demographics and requisite statistics as well as spatial evaluation. This has formed the basis for all its deliberations and recommendations. At a minimum, we are looking for a replacement of all lost facilities while also catering to the future usage and demands of the Club's extensive membership. The PRC has been mindful in formulating any design plan that the amazing character and spirit of the Club must remain unchanged and must be taken to new heights for future generations.

Armed with this extensive information, the PRC has conceived a design brief and will be launching a design competition. Simultaneously, a professionally managed members' survey will be embarked upon. We will be utilising this members' survey to undertake further evaluation on this very important milestone in the Club's history. The goal of this survey is to broaden our insight in fine-tuning our redevelopment plans. I urge you to take the time to share your thoughts and suggestions through this survey.

The design competition for the facility at the Bukit freehold land will be rolled out in three phases. The first phase entails an invitation to architecture firms and the members of the Singapore Institute of Architects (SIA) to register their interests in the design competition. The Club will shortly be placing an advertisement in the local newspapers with this invitation.

Once the architecture firms have expressed and registered their interest with the Club, 10 firms will be shortlisted for the second phase. These firms will then be invited to a site briefing at the Bukit freehold land and would be informed of the concept design brief, relevant criteria and deliverables. These firms are expected to submit their design briefs to SICC sometime in the middle of April. An independent panel of assessors will select the best three concepts to advance to the third phase.

In Phase 3 of the competition, the three finalists will proceed to fully develop their designs, which will be reviewed and judged by the independent panel of assessors with the selection of the winning design. This should take us up until July this year. The final design will be presented for endorsement by the Club's membership.

BUKIT BUGGY PATH

The need to construct a Bukit buggy path had previously been raised with the membership. With the loss of the Sime course in 2021, we will need to absorb upwards of 50,000 rounds of golf per year between the Bukit Course and the courses at the Island location. Furthermore, during the redevelopment of the New/Millennium courses, the construction of the Bukit buggy path will be helpful in alleviating golfing traffic on the remaining courses. Management is presently reviewing the buggy path routing with a view to minimising its impact on the character of the Bukit Course.

ACKNOWLEDGEMENT

In closing, I am thankful for the collective efforts of the various Committees and Management. Clearly, there is a lot of work to do and a challenging but exciting time lies ahead of us. We will keep you progressively updated on future developments as they come on-stream.

I wish each and every one of you a very happy and prosperous Lunar New Year. May the Year of the Goat bring all of you renewed health, happiness and prosperity.

Tay Joo Soon
President