

CIRCULAR TO MEMBERS

8 March 2014

Dear Members,

I refer to President's messages of 19 and 27 February 2014 respectively, as well as the comprehensive presentation delivered at the Members' Dialogue ("Dialogue") held on 5 March 2014.

Through the message of 19 February 2014 and at the Dialogue, the General Committee reiterated its recommendation that SICC accepts the offer by the Government dated 21 February 2014. The relevant parts of the message and recommendation read as follows:

"2. For SICC, if it chooses to submit an application for lease renewal, the decision in respect of the Island and Bukit Locations is that:

- (a) SICC can be offered a new lease for the Island Location up to 2040;*
- (b) SICC can be offered a new lease for one 18-hole course at the Bukit Location up to 2030; and*
- (c) The lease for the other 18-hole course at the Bukit Location will not be renewed when it expires on 31 December 2021. It will be reallocated for a public course to be managed by the labour movement."*

"3. The decision at paragraph 2b is subject to and conditional on SICC reaching an agreement with the labour movement by 28 February 2015 on the configuration of the 2 golf courses and the sharing of ancillary golfing facilities (including a golfing clubhouse) at the Bukit Location. SICC will not be offered a new lease for the Bukit Location if it fails to meet this timeline. Applications for lease renewal should be made directly to the Singapore Land Authority. Details of the lease renewal process are available at SLA's website (www.sla.gov.sg)."



The recommendation to accept the Government's offer and conditions follows a detailed and expanded analysis of the salient factors which, in summary, include:

(1) Single or Dual Locations

With the retention of Island location after 2030, SICC will continue to enjoy the benefits of two locations. This provides us with the flexibility to reconfigure and develop our facilities to accommodate our large membership and diverse interests.

(2) Land Bank Comparison

The retention of Island location will yield a total of 1,677,319m², a considerable 40% more land compared to a corresponding retention of the Bukit Location. This larger site is vital to enable us to comfortably accommodate its 18,075 extended Membership numbers.

(3) Proposed Cross Island Line

The proposed Cross Island Line would appear to impact the Bukit Location far more than the Island Location, as it cuts across part of the Bukit Location courses.

(4) Scalability Comparison of Golf Courses

Retaining Island Location will enable us, as matters stand, to create five 9-hole courses of golf. The Millennium course can be up-scaled into a full 9-hole course with the smart utilisation of land in the vicinity.

(5) Existing Gross Floor Area ("GFA")

A comparison of the existing GFA will show that Island Location yields a total of 42,000m², which represents a considerable 170% excess of space over Bukit Location which has a total of 15,551m².

(6) Non-golfing facilities

Island location has more non-golfing facilities, including F & B outlets and recreational facilities, compared to the Bukit Location.

(7) Investment

Retaining Bukit will require significant capital expenditure to bring the standard of its facilities to the level at the Island Location.



(8) Re-zoning

Taking into account their respective locations and surroundings and the possible impact of the projected Outer Ring Road System and Cross Island Line, it appears that the Bukit Location is at greater risk of having part(s) of its land being re-zoned for development as compared to the Island Location.

(9) Sharing of Ancillary golfing facilities

From a bird's eye examination of the respective Bukit and Island clubhouses, it is apparent that it would be much easier to manage the movement of the prospective public and possible shared facilities at the Bukit Location. The Island Location would face far more challenging issues.

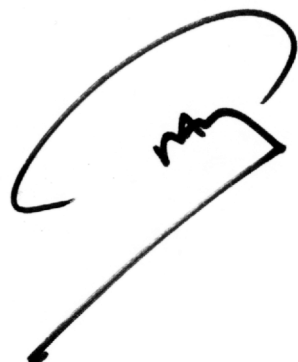
A significant majority of the Members present at the Dialogue appeared in support of GC's recommendation for the retention of the Island location, after 2030.

Given the indication by MinLaw on 5 March 2014 that the Club should submit its proposal to the labour movement by the end of March, discussions with the labour movement will be initiated very soon. Agreement must be reached with the labour movement no later than 28 February 2015.

The GC has taken the view that it should, on behalf of the Club, extend the lease(s) by accepting the offer by MinLaw dated 21 February 2014. The GC is confident that this is a decision that is in both the Club's and the Members' interests.

For Members who take a different view and prefer that Island location be reconfigured instead of Bukit post 2030, you may exercise your rights under the Club's Constitution. Any exercise of such rights must be resolved conclusively by **25 March 2014** to enable the Club to submit a proposal by **31 March 2014**.

Thank you
Yours sincerely,



Desmond Tay
Acting General Manager/Secretary

