

PROPOSED REDEVELOPMENT PLANS

In 2021 and 2030, the government will take back the Sime and Bukit Courses respectively. This will exert extensive pressure on our remaining aged facility at the Bukit Freehold land that currently houses limited facilities, as well as on the Island golf courses.

The purpose of the redevelopment is to ensure that SICC is able to cater to its members post 2021, when we will still maintain 18 holes of golf on the Bukit course, and beyond 2030, when we no longer have golf facilities at this location. All facilities, which will be lost on our leasehold land including the Clubhouse, driving range and ancillary facilities including parking, will need to be provided for in our new Clubhouse.

The present course configuration of 2 x 18 holes and an executive 9 at the Island location does not sufficiently address this increased traffic. As such, the New and Millennium courses will be redeveloped to alleviate this. This also gives the Club the opportunity to address the long outstanding issues of the New Course's condition and provide members with a golfing experience they can truly be proud of and build on SICC's status as the premier club in Singapore. Members may view the winning course design at Island Reception and Bukit Golf Reception, and the Club's website.

A new Bukit Clubhouse will also be required to cater to our large and extensive membership, as the Island location will be unable to absorb all the traffic within its facilities and services. The plans will be shared with the membership in due course.

PLANNING AND REDEVELOPMENT COMMITTEE

To ensure that the Club is fully prepared for the impending transition in 2021 and 2030, and is able to sustain a high standard of services to its members, the Planning and Redevelopment Committee (PRC) was set up in July 2014 to look into the following:

- (a) Construction and redevelopment of a Bukit Town Club, on SICC's freehold land sitting at the Bukit Location and;
- (b) Redevelopment (which shall include but is not limited to reconfiguration, construction and rerouting) of the New Course and Millennium Course ("Island Golf Courses") into a three 9-hole layout.

The PRC comprises several representatives from the GC as well as professionals with expertise across various industries, including developers, engineers, architects and lawyers. The Club Chairman and Deputy Chairman serve as permanent advisors to the PRC. The incumbent President (Chair), Captain and Treasurer shall also sit on this committee.

The members of the PRC are as follows:

- Mr Tay Joo Soon, Chairman (Club President)
- Mr Paul Douglas Thomas (Club Captain)
- Mr Andrew Low (Vice President)
- Mr Bernard Yeo (Vice President)
- Mr Paul Kwek (Honorary Treasurer)
- Mr Kenneth Chen (General Committee member and Architect)
- Mr Rayson Hazra (General Committee member)
- Mr C P Lee (Architect)
- Mr Edwin Lee Yong Chuan (Developer)
- Dr Richard Tan Han Sing (Planning Consultant)
- Dr Chua Sian Eng (Former CEO NParks)
- Dr Alex Ooi (Gynaecologist)
- Mr Tham Tuck Cheong (Architect)
- Mr Tan Chee Meng (Lawyer)
- Mr Tony Tan (Architect)
- Mr Douglas Cheam (Engineer)



PRELIMINARY PLANNING

Since its formation, the PRC has carried out detailed reviews of the utilisation level of the Club's existing facilities and services at the Bukit and Island locations. Preliminary preparatory budgets for the two projects have been approved by the PRC, General Committee and the Club Chairman.

With this information on hand, the PRC and its working groups developed concept briefs for design competitions, launched in February 2015 to tap onto industry expertise to propose creative but practical solutions catering to the members' needs.

A Members' Survey was launched in June 2015 to gather inputs from members to aid the PRC in its redevelopment planning. The results will be used to assist the PRC and the winning architects in the various design competitions when finalising the designs. The PRC will endeavour to balance all members' preferences and replacement of lost facilities having regard to space limitations and future demands of the Club's extensive and evolving membership.

REDEVELOPMENT OF ISLAND GOLF COURSES

Within the oversight of the PRC, an Island Golf Course Working Group was established in July 2014 to oversee the planning for 27 regulation holes at the Island location encompassing the current New and Millennium courses and other adjacent land. This new golf complex is required to accommodate golfing traffic on the remaining courses post 2021 and 2030 when the Club loses 18 and 36 holes respectively at the Bukit location. The planning process includes construction options/considerations, the extent of the projects, project timelines and the selection of golf course architects.

The members of the Island Golf Course Working Group are as follows:

- Mr Paul Thomas, Chairman (Club Captain)
- Mr Andrew Low (Vice President)
- Mr Paul Kwek (Honorary Treasurer)
- Mr Kenneth Chen (General Committee member and Architect)
- Mr Rayson Hazra (General Committee member)
- Dr Chua Eng Siang (Former CEO NParks)
- Mr Edwin Lee (Developer)
- Mr C P Lee (Architect)

Golf Course Consultant

During the development of the concept brief, the working group met with and received proposals from 5 different golf course project management consultants.

Of these 5 consultant firms, 3 firms were shortlisted by the PRC to take part in a closed tender exercise. The firms were;

- Qualitas Project Control (Qualitas)
- Green Dynasty Golf Construction Management
- McCauley Golf

Qualitas Project Control (Qualitas) was appointed as the Club's consultant for this project at the end of November 2014 to guide and assist the Club through the entire process of design competition, architect selection and to develop the final design brief.

The services of Qualitas are broken down into 4 phases and broadly cover;

Phase 1 – Designer selection

Phase 2 – Golf Master Plan & Ancillary Designer Selection

Phase 3 – Construction Drawings

Phase 4 – Tendering, Construction, Design Team Management & Owner Consultation

DESIGN CONCEPT BRIEF

The working group and Qualitas spent considerable time discussing and finalising the concept brief. Statistics on golf course usage were scrutinised to understand the golfing demands that would occur at the Island courses with the loss of 18 holes in 2021, and 36 holes by 2030 at the Bukit location.

All presently known issues were discussed regarding the construction of the New Course, agronomic requirements, environmental matters, selection of architects and options on developing a course by creating 27 holes out of the New and Millennium courses and adjacent undeveloped land.

Qualitas met with the relevant authorities to establish parameters for our future golf course redevelopment. During this period, an environmental scoping study was initiated by the Club and contour surveys of areas surrounding the New Course were completed. Both reports were shared and distributed to the design firms for the preparation of their conceptual designs.

ISLAND GOLF COURSES DESIGN COMPETITION

The Island Golf Course Working Group, together with Qualitas, established the processes and procedures to effectively manage the design competition. A web platform was established for all submissions to be made electronically, while a deadline was also implemented for hardcopy submissions. The conceptual design submissions and architect fees were submitted separately to the Club's Director of Internal Audit. Upon receipt of the submissions, the conceptual designs were released to Qualitas for detailed review preparation and analysis and to ensure conformity to established submission criteria. The architect fees were withheld until after the selection and announcement of the winning design firm.

GRAHAM MARSH GOLF COURSE DESIGN

Full presentations were made to both the PRC and the GC and deliberated extensively. While the PRC and GC have unanimously endorsed the selection of Graham Marsh's conceptual design, it should be noted that Graham Marsh has not been appointed by the Club; this will be subject to members' approval of the project. The conceptual design is still subject to ongoing scrutiny, refinement and relevant input and approvals from the authorities.

REDEVELOPMENT OF BUKIT FREEHOLD LAND

Given the future loss of the entire Bukit leasehold Clubhouse and the need to cater to our vast membership, the PRC is also tasked with the development of a new Clubhouse on our freehold land at the Bukit location. This new facility is essential to cater to golfers from 2021-2030 and to divert traffic away from our Island facilities which are unable to absorb all the Club's future traffic and will need to cater to a large increase in golfing traffic in 2021 and especially 2030. This facility will also endeavour to replace lost facilities having regard to space limitations and future demands of the Club's extensive membership.

Under the oversight of the PRC, a Bukit Freehold Development Working Group was established in November 2014 to develop the concept brief for the design competition, and to establish the process and controls for the design competition.

The members of the Bukit Freehold Development Working Group are as follows:

- Mr Rayson Hazra, Chairman (General Committee member)
- Mr Kenneth Chen (General Committee member and Architect)
- Mr C P Lee (Architect)
- Mr Tham Tuck Cheong (Architect)
- Mr Tony Tan (Architect)
- Dr Richard Tan (Planning Consultant)
- Mr Edwin Lee (Developer)

DESIGN CONCEPT BRIEF

The PRC, together with professionally qualified working group members and Management, refined and developed a detailed design brief including spatial requirements and facilities for the selection and



shortlisting of architect firms through a 3-phased design competition, which kicked off in February 2015 through open advertisements and invitations through the Singapore Institute of Architects (SIA).

The working group spent considerable time discussing the unique qualities of the Bukit location, its strengths and challenges, and the qualities for a truly outstanding and timeless clubhouse, unlike any other in Singapore and the region.

In arriving at the final design brief, the working group reviewed extensive statistical data on the utilisation of all the services and facilities at both the Bukit and Island locations. The working group studied and planned for the relocation of facilities at the Bukit Leasehold Clubhouse such as locker rooms, F&B outlets, function rooms, buggy park, parking lots, golf administration office, staff facilities and storage areas. The loss of the TOL land will also necessitate all parking to be relocated within the limited space of our Freehold land. Information was gathered from various sub-committees on the requirements of their fraternities to be included in the brief as far as possible with regards to the constraints of space. Club demographics were also reviewed to understand and anticipate usage patterns, and how we might cater to a wider cross-section of our members both now and in the future.

As a result of all these reviews, the working group presented the final design brief, for the design competition, to the PRC and GC for approval.

BUKIT FREEHOLD DESIGN COMPETITION

The design competition comprised three (3) phases spanning a period of five (5) months. In Phase 1, submissions would be open and reviewed by the working group architects. In phases 2 and 3, all submissions were blind. The panel of independent and external assessors evaluated and selected the firms from Phase 2 'ideas' submissions which would proceed to the final 'design development' phase. Following submissions and presentations to the assessors, the winning design was selected. This entire process was overseen and managed by the Club's Director of Internal Audit to ensure compliance with all stipulated controls.

A range of experienced local and international architects were approached to act as judges in the design competition, and were offered an honorarium in exchange for their services. None of the appointed assessors have any nexus to SICC, nor were any of their firms involved in any stage of the design competition. The three assessors engaged by the Club were:

Mr Raymond Woo (Principal Architect of Raymond Woo & Associates Architects)

Mr Richard Ho (Principal of Richard Ho Architects)

Mr Theodore E C Chan (Partner CIAP Architects)

Based on the assessors' reviews and final presentation by each of the architect firms, the assessors unanimously selected Park + Associates as the winner of the design competition.

Full presentations were made to both the PRC and the GC and deliberated extensively. While the PRC and the GC have unanimously endorsed the winning conceptual design for the Bukit freehold clubhouse, it should be noted that the winning architect has not been appointed by the Club; this will be subject to members' approval of the project. The conceptual design is still subject to ongoing scrutiny, refinement and relevant input and approvals from the authorities.

PARK + ASSOCIATES

The design will be further refined to take into consideration the feedback from the Members' Survey. The finalised design will be shared with the membership in due course.

Members may view the winning designs and conceptual plans at the Island Main Reception, Bukit Golf Reception and the Club's website. If you have any questions or concerns on the redevelopment plans, please feel free to email projects@sicc.org.sg.