



# ANNUAL GENERAL MEETING 2015

SICC's 52<sup>nd</sup> Annual General Meeting (AGM) was held on 25 September 2015 at the Island Grand Ballroom. A total of 304 principal members attended the AGM.

In his opening address, President Tay Joo Soon updated members that the Club has received an indicative lease extension premium of \$85 million for the Island location from the Singapore Land Authority (SLA). He informed that since the issue of the Exit Rights brought up by the Labour Movement (LM) was still under consideration, the Ministry of Law (MinLaw) had extended the deadline for the Club and LM to reach an agreement to 30 November 2015. President Tay reiterated that the Club is on a tight schedule, since the redevelopment works have to be completed before 2021 so that members may continue to enjoy the Club's facilities with minimal disruption.

President Tay apprised members of the design competitions that were launched earlier this year for the development of the Island Golf Courses and the Bukit Freehold Land. The design briefs were based on an assessment of the lost facilities at Bukit location, the demographics of the membership, the utilisation rates of facilities at both locations and the needs of all members and fraternities. He also reminded members that the designs were not yet final and would be fine-tuned to incorporate the results of the recent Members' Survey and operational requirements. Members' approval will subsequently be sought for the final design and budget.

President Tay recalled that when he assumed office in 2011, the Club's financial situation was not sustainable in the long term. However, with commitment and support from the various committees and members, cost containment measures and an improved system of internal controls were put into place to strengthen the Club's financial position in preparation for the redevelopment expenditure. Based on the Club's available funds and the estimated land lease renewal premiums and proposed redevelopment expenditure, President Tay highlighted that there would be no necessity for the Club to seek members' contribution for the proposed redevelopment works and

that the Club would continue to remain financially viable for members to enjoy the present subscription fees.

President Tay acknowledged the poor greens conditions and mentioned that it had been the focal point of discussion at all General Committee (GC) meetings. He said that Management had been tasked to resolve the issue and improve the condition of the golf courses at the earliest possible time.

To end, President Tay said his four-year term had been an eye-opening experience and a meaningful journey. He asked members to show the same support for the incumbent GC as they had for him and the existing GC. President Tay thanked all GC members and the sub-committees for taking time from their busy schedules to contribute to SICC. He also complimented Management for their hard work.

General Manager / Secretary (GMS) Casper B Schonfeldt gave a progress update on the Club's discussions with LM, the design competitions and the Club's operations.

## DISCUSSIONS WITH THE LABOUR MOVEMENT

SICC has been actively engaging LM on the demarcation of the Sime and Bukit golf courses and the sharing of ancillary golfing facilities at the Bukit location. Since 17 March 2014, both SICC and LM have met on 16 separate occasions to discuss the matter. At the onset, both parties agreed that there should neither be significant capital expenditure on the golf courses, nor any downtime at the courses. Both parties also shared the view that the courses should be left as they are to maintain their integrity and character. The agreement between the two parties will only take effect on 1 January 2022.

An initial Points of Agreement (POA) was executed on 26 August 2014. To give effect to the operational side of the major operational matters, three agreements, namely, the Memorandum of Agreement (MOA), a Licence Agreement (LA) and a Facility Sharing Agreement (FSA) are in the process of being finalised.



### MOA

SICC's current trustee, DBS Trustee Ltd (DBS) will be executing the MOA on the Club's behalf. In accordance with the Club's Rules, DBS shall be indemnified by the Club for any liability that may result from the holding of such property as trustee of the Club. On behalf of LM, the parties will be the Singapore Labour Foundation (SLF) and the NTUC Club or its nominee. SLA will be granting SLF a lease for one 18-hole golf course at the Bukit location and SLF will in turn carve out a sublease in favour of NTUC Club or its nominee.

### LA and FSA

DBS will also be executing the LA and FSA on behalf of SICC, while NTUC Club or its nominee will be executing the same on behalf of LM.

The structure of the agreements and contracting parties has been approved by the Ministry of Law (MinLaw) and the Public Utilities Board (PUB). For easy reference, LM refers to either the Labour Movement, SLF and/or NTUC Club or its nominee (as the context may require).

### DEADLINE FOR AGREEMENTS

The original deadline given to SICC and LM to reach an agreement was 28 February 2015. However, as LM required additional time to obtain clearance from various governmental agencies, the deadline was extended to 31 May 2015. This deadline was further extended to 31 August 2015 following LM's request to have the Exit Rights included in the MOA. However, since the matters relating to the Exit Rights were still under consideration at the said date, the deadline has now been extended until 30 November 2015.

The MOA will be entered into by the parties by 30 November 2015. The LA and FSA, which will be attached to the MOA as agreed forms, will be entered into by both parties at a date closer to 1 January 2022. This is because the leases for the land will only be granted by SLA closer to this date and may contain conditions that may need to be reflected in the LA and FSA.

### DEMARCATON OF GOLF COURSES

In order to maintain the integrity of the courses, the Bukit and Sime courses will be left as they are, with a swap of the Sime and Bukit 15<sup>th</sup> holes. As a result, the Bukit 15<sup>th</sup> hole will become a par-4 and the Sime 15<sup>th</sup> hole will then become a par-5.

SICC will operate and manage the Bukit Course as a private members' course, whilst LM will manage and operate the Sime Course as a public course.



## LICENCE FOR THE OPERATION OF AND TO PLAY ON GOLF COURSES

Following the demarcation, SICC will grant LM the licence to operate and manage the Sime Course to the extent that it falls within SICC's leasehold land and agreed upon by both parties, as well as allow the public to play on the Sime Course in keeping with the same arrangement.

LM will grant SICC a licence over their leasehold land (excluding the Bukit Clubhouse, the Bukit Halfway House, the Driving Range and the Maintenance Facility) to allow SICC to operate and manage the Bukit Course to the extent that it falls within LM's leasehold land and agreed upon by both parties, and also to allow SICC members to play on the Bukit Course to the extent that it falls within LM's leasehold land under the same arrangement.

## IMPACT OF CROSS ISLAND LAND

The potential effect of the Cross Island Line (CIL) on the Bukit and Sime courses is still unknown as feasibility studies are currently underway and are expected to reach completion by 2017/2018. In a letter sent to SLA on 17 October 2014, SICC wrote that the final demarcation of the golf courses will only be carried out after the results of the feasibility studies are announced, with land premium payment for the Bukit Location to be made thereafter.

The MOA includes a clause that, in the event of an impact on either the Bukit or the Sime courses by the CIL, both parties will renegotiate in good faith the alignment of the boundary line and/or the reconfiguration of the Bukit and Sime courses and that payment of the land lease premium will only be made once such premium has been finalised by SLA and accepted by both SICC and LM.

## MAINTENANCE

### Golf Courses

SICC will be responsible for the maintenance of the Bukit Course, the Sime Course, the Maintenance Facility and the Driving Range (non-physical structures – turfgrass), collectively known as the SICC Maintained Area. The Sime cart paths, the Bukit Clubhouse (leasehold), the Sime Halfway House and all other parts of the Driving Range will not be maintained by SICC. The level of maintenance exercised by SICC shall be comparable to that which is currently in practice.

SICC and LM will share equally the maintenance costs of the SICC Maintained Area (excluding the turfgrass on the Driving Range) and the Irrigation System.

The parties also agreed that a proportionate part of the lease premium payable by LM for the maintenance facility and the cost of its renewal, repair and maintenance will form part of the overall maintenance costs which are to be shared by SICC and LM.

The costs in relation to the maintenance of the turfgrass on the Driving Range will be wholly borne by LM.

### Sime Road

Sime Road will be retained as a private road with access to the public. The part of Sime Road and all other service roads (if any) branching off from it will be maintained by SICC or LM depending on the parcel of land they fall within. The aggregate costs for routine repair, renewal and maintenance of the Sime Road (and all other service roads) shall be shared between SICC and LM on a 50-50 basis.

## CLUBHOUSE AND DRIVING RANGE

LM will maintain, operate and manage the Bukit Clubhouse (leasehold) the Bukit Halfway House (Sime Course) and the Driving Range. All F&B outlets at the Bukit Clubhouse (leasehold) and the Bukit Halfway House (Sime Course) will be open to members of the public. LM has agreed to accord SICC members signing privileges and discounts at such F&B outlets and the Driving Range.

LM has also agreed to accommodate SICC's request to set aside a section of the Driving Range for the priority use of SICC members. It is very likely that LM may redevelop, relocate, remove, alter, expand or reduce the Driving Range, and SICC has requested for more details on this.

## TOL LAND

SICC will provide for its own car parking and buggy storage facilities within the freehold premises. Meanwhile, LM will be granted the TOL land from 2022 onwards, which will be renewed on a yearly basis by LM for their car parking facilities or other development.

## UTILITIES

SICC will bear the cost for the arrangement and the supply of utilities to the Bukit Freehold Clubhouse. LM will bear the cost







for the arrangement and the supply of utilities to the Bukit Clubhouse, Bukit Halfway House and the Driving Range.

SICC will make the arrangements for the supply of utilities to the Bukit and Sime courses, including the Irrigation System, the Maintenance Facility and Sime Road, with the costs incurred for such arrangement and utility charges to be shared equally between SICC and LM.

## STEERING COMMITTEE

A Steering Committee, comprising two members each from SICC and LM, will be set up to achieve the objectives and supervise the execution of the LA and FSA in relation to the sharing of ancillary golfing facilities at the Bukit location and the reconfiguration of the golf courses.

## EXIT RIGHTS

LM recently requested the inclusion of the following Exit Rights in the MOA:

1. An Exit Right such that LM will not be required to enter into the lease for one 18-hole golf course at the Bukit Location and will be entitled to terminate the MOA in the event LM deems the operation of a public golf course as untenable or commercially unviable.
2. An Exit Right such that LM shall be entitled to suspend the application of the land lease to SLA and terminate the MOA in the event the CIL affects the Bukit and/or the Sime golf courses to such an extent that it would adversely affect or render it commercially unviable for parties to carry out the commercial arrangements in the MOA, LA and FSA, including in the event that the Bukit Location can no longer accommodate two 18-hole golf courses.

As the inclusion of the exit rights requested by LM may have implications on the sharing agreements and SICC's rights in relation to the lease, SICC wrote to MinLaw on 7 April 2015 to seek assurance that SICC would not be adversely impacted by the proposed inclusion. The Club will keep members apprised of the developments.

## PLANNING AND REDEVELOPMENT COMMITTEE

To ensure that the Club is prepared to make the transition in 2020/2021 and accommodate and cope with the increased golf traffic during redevelopment, the Planning and Redevelopment Committee (PRC) has been set up to look into the construction of a new facility at the Bukit Freehold Land and the reconfiguration of the Island Golf Courses. The committee comprises representatives from the GC as well as professionals with expertise across various industries, including developers, engineers, lawyers and architects. The PRC was formed in July 2014 with the approval of the GC and the Club Chairman. GMS outlined the terms of reference for the PRC.

Preliminary preparation budgets for the two projects, which have been approved by the PRC, the GC and the Club Chairman, were presented to the members at the AGM.

Members of the PRC will serve until the completion of the projects and, unless in the case of misconduct that is prejudicial to the interest of the Club, their appointments shall not under

any circumstances (including any change in the constitution of the GC) be revoked for the duration of that term. Any member may, however, resign from the PRC by giving the GC at least one month's written notice of resignation.

## REDEVELOPMENT OF BUKIT FREEHOLD LAND

### Statistical Studies

The PRC carried out detailed reviews of the Club's current offerings at the Bukit and Island locations, as well as present space utilisation at the Bukit Location, the needs of members belonging to various fraternities, golf course usage statistics, logistical efficiency of the present facilities and relevant membership data and statistics. The committee looked at replacing all lost facilities, while also catering and providing for the future usage and demands of the Club's extensive and evolving membership.

The PRC undertook feasibility studies when drawing up the design brief to ascertain the land usage and to figure out what is economically viable. Management also wrote to the sub-committees to ascertain their respective wish lists.

### Design Brief

Management ascertained that the following facilities would be lost:

- Bukit Clubhouse
- 341 car park spaces from TOL and Leasehold land
- Driving Range
- Buggy parking area, related services, starter and caddy huts
- Golf administration office
- Bukit 19<sup>th</sup> Hole outlet
- Men's Changing Room
- Ladies' Changing Room
- Bukit Bar
- Windows on Bukit
- Conference Room
- Production kitchens
- Staff facilities (lockers, canteen and offices)
- Storage; and
- Maintenance Shed

The design brief was conceived with Island focused on Golf and Sporting excellence, while Bukit would be Lifestyle oriented. The architects had no restrictions regarding what ideas they could come up with, so long as they were operationally sustainable, allowed for flexible spatial provision for changing needs, engaged the surroundings of the Club's location, were technologically sound, allowed for vehicular traffic flow management between the two club locations, involved a green structure for Green Marks and provided an overall innovative design.

The PRC explored the relocation of the T&S facility to the Island Location (in line with our design brief of Island location being our Sporting hub) in a bid to incorporate facilities lost at the Bukit Location; the T&S facilities take up about 40% of the freehold land. In the process, several discussions were held with the T&S fraternity and members of the sub-committee.

The designs for the relocation have not yet been finalised and the dialogue between the PRC and the fraternity is ongoing.



The Club aims to have the new T&S facility built at the Island Location prior to the demolition of the Bukit Freehold Land in order to avoid any downtime.

#### Design Competition

The design competition was rolled out in three phases, with the processes carried out in a strict and confidential manner. Launched in February this year, the list of applicants was narrowed from an initial 25 in Phase 1 to the final four in Phase 3.

After detailed evaluation by independent assessors who made their recommendation to the PRC and the GC, the unanimous decision was made to select Messrs Park + Associates as the winning firm in the design competition. Their appointment, however, will be subject to members' approval when the budget and final designs are presented at the next EGM.

#### Members' Survey

A Members' Survey was launched on 11 June 2015 and completed on 2 July 2015. A total of 919 completed questionnaires were received, a substantial increase from less than 200 in past surveys. The results of the survey (published in the September 2015 *Islander*) will be taken into account when refining the final design for the Bukit Clubhouse.

#### Moving Forward

Having received the Club Chairman's approval, the Club will now proceed to make an outline submission to the URA for the purposes of ascertaining any restrictions or limitations to be considered in the final designs, such as height, depth and plot ratio.

### **REDEVELOPMENT OF ISLAND GOLF COURSES**

In December 2014, the Club appointed a professional golf course project consultancy firm, Qualitas Project Control

(Qualitas), to create 27 regulation holes at the Island Location to accommodate the golfing traffic on the remaining courses in 2021 and 2030 when the Club loses 18 and 36 holes respectively at the Bukit Location.

After engaging the relevant governmental agencies, evaluating the availability of undeveloped land within our boundaries and taking into account the environmental impact of all development works, Qualitas worked jointly with the PRC and Management to develop a comprehensive design brief for the selection and shortlisting of qualified golf course architects.

#### Design Brief

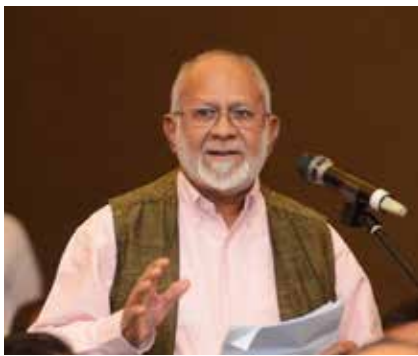
The participant firms were asked to develop a concept best suited for the Club, given the design, property, operational, time, environmental and logistical restrictions, while utilising all the available property to create 27 regulation holes by the time 18 holes at the Bukit Location are decommissioned in December 2021. The firms were tasked to not only incorporate the natural beauty of the property into the design, but also the latest know-how to develop the foundation for the agronomic staff to produce superior golf conditions and create three balanced nines with character, playability and strategic interest.

The participants were also to consider mitigation of high traffic areas, adequate tee size for maximum golf course utilisation and safety and security in terms of course access, player safety and corridors.

#### Design Competition

Three firms were shortlisted out of an initial applicant list of 14 after a long and rigorous process. As of 27 April 2015, the shortlisted design firms are Fry/Straka Global Golf Course Design, Graham Marsh Golf Design and Faldo Design.

All three firms submitted comprehensive design concepts on 3 July 2015 for review. Qualitas evaluated all the materials and



made a final recommendation that Graham Marsh Design be selected as the Club's golf architect to reconfigure the 27-hole layout at New and Millennium courses. This recommendation was unanimously accepted by the PRC and the GC.

### MASTER SCHEDULE OF PROPOSED REDEVELOPMENT PLANS

The proposed projects at both locations are staggered to avoid downtime, which leaves the Club little time to complete all prior to handing over the Sime Course and Bukit Leasehold Clubhouse. The end dates of these projects will also vary depending on when they are approved and proceeded with.

### PRELIMINARY COST ESTIMATES

For FY 2014/2015, the Club's available funds stand at \$413 million. With the lease premium for both locations estimated at \$105 million, the redevelopment cost of Bukit Freehold Land and Island Golf Courses at another \$115 million and the upgrade of Island facilities at \$15 million, we expect to have a balance of \$178 million in our available funds. Thus, there would be no necessity to seek members' contribution for the lease renewal and proposed redevelopment plans.

### GOLF COURSE MAINTENANCE

#### Challenges Faced

The Club is currently facing some challenges with regards the condition of the greens at all courses. This includes inconsistency in root-zone construction (New), mutated and aged Tifdwarf Bermuda grasses (New and Sime), proliferation of diseases such as Pythium Root Rot and Bermuda decline, ineffective disease management programmes and chemical restrictions from PUB, Cowgrass invasion (New), as well as a general lack of greens drainage and saturated greens, besides issues of shade, sunlight and airflow from trees.

#### Current Situation

Recently, the greens have shown improvement following the recent disease outbreaks. While the existing limited range of

preventive chemicals and programmes were not effective in managing the situation, the Club has now been able to obtain new chemicals to address this matter more effectively. Pythium Root Rot has been eliminated, while Bermudagrass decline has also been arrested.

#### Moving Forward

The Club will rely on practices that have been successful in the past, while tailoring and applying flexible programmes to meet individual courses' requirements. This includes working with local suppliers to improve disease management practices. Detailed reviews of disease outbreaks and future maintenance practices during disease-prone season will be held. Information will be openly shared with industry partners and competitors to improve the Club's maintenance methods.

Supervision and clear definition of the roles of ground staff will also be undertaken. GMS highlighted that with the recent departure of the Director of Agronomy, the local superintendents are currently managing all day-to-day golf course maintenance operations at both locations and the Club will continue to monitor the overall structure of the department while considering the best course of action.

### PROJECTS

#### Island Shoe and Buggy Wash

GMS presented on other projects that had been undertaken and completed during FY 2014/2015. These included the relocation of the Island Buggy Wash and Shoe Wash areas. Both facilities were moved indoors, thereby reducing disturbance caused to members dining at The Lookout by the noise created at both facilities and providing shelter for members and staff.

#### Timber Deck Extension at The Lookout

The planter boxes occupying the periphery of The Lookout's outer dining area were an unnecessary visual obstruction to the surrounding greenery. They were replaced with timber flooring, which created more space for diners, as well as reduced insect problems and maintenance costs.



### Renovation of Bukit Ladies' Changing Room

The Bukit Ladies' Changing Room was renovated to restore tired and worn out facilities. This included replacing carpets and several pieces of furniture, revarnishing lockers, chemical cleaning of toilet/shower walls and floors and improving the lighting and ceiling finishes.

### **FINANCIAL PERFORMANCE**

An overview of the Club's financials was presented, whereby Total Operating Deficit was \$3.460 million, 48.63% more over previous year's \$2.328 million. It was 2.43% over the budgeted operating deficit of \$3.378 million. The significantly lower deficit in the previous financial year was mainly due to the high turnover of senior management and several vacant positions, which were filled up at the beginning of this financial year.

Director of Finance Desmond Tay presented the Treasurer's Report, in which he elaborated on the expenses and income of the Club, as well as the Statement of Accounts and the Balance Sheet for FY 2014/2015.

### **APPROVALS FOR AGENDA ITEMS**

#### Adoption of the Annual Report and Approved Statement of Accounts and Balance Sheet for FY 2014/2015

President Tay sought to gain approval for the adoption of the Annual Report and the Approved Statement of Accounts and Balance Sheet for FY 2014/2015. Mr Anil Ahuja (A0494) Proposed the motion, while Mr Ajay Abrol (A0554) Seconded it. Thereafter, President Tay asked members to state any questions they might have regarding the Statement of Accounts.

Mr S Radakrishnan (R0001) thanked President Tay for his service to the Club and wished him a happy retirement. He pointed out that one GC member had missed 13 of the 16 GC meetings and said that this was unacceptable. In response, Club Captain Paul Thomas said that he had missed the GC meetings because of work commitments. He added that he, however, attended most of the sub-committee meetings i.e. IT, Greens and the Island Golf Course Task Force, as the schedules were rather flexible. He also said that Vice President Bernard Yeo and GC member Rayson Hazra had represented him at the GC meetings.

Mr Radakrishnan shared that the Club rules state that when a member misses three consecutive meetings, he/she is automatically out of the committee, a stand that Mr Goh Ho Wee (G0590) also reiterated. Director of Corporate Services Rajita Suntharalingam clarified that Mr Thomas had informed the GC of his inability to attend prior to each meeting, and that the GC had found his reasons satisfactory.

Mr Radakrishnan continued that the PRC attendance was also similarly dismal and sought an explanation. President Tay replied that it was the individual member's prerogative whether they could commit to the cause, failing which they should rethink if they can continue to serve in the committee.

President Tay then sought and received a majority in support of the adoption of the Annual Report and the Approved Statement of Accounts and Balance Sheet for FY 2014/2015.

#### Appointment of Auditors for FY 2015/2016

President Tay then sought approval for the appointment of Deloitte Touche LLP as the Auditors for FY 2015/2016. Mr David Ong (O0826) Proposed the motion, while Mr Peter Koh (K1000) Seconded it. Thereafter, President Tay sought and received a majority in support of the appointment of Deloitte Touche LLP as the Auditors for FY 2015/2016.

#### Minutes of AGM 2014 held on 24 September 2014

Mr Hong Pian Tee (H0789) asked why the agenda did not include the confirmation of the minutes of the previous AGM. President Tay clarified that the confirmation of the minutes was Item 4 of the agenda and that the meeting should proceed in the same order as per the agenda.

Mr Hong referred to point 2.13 (c) of the 2014 AGM minutes, which states, "Members of the PRC will serve until the end of the Projects." He said that this would mean that the incoming GC would have to accept the PRC that was selected by a previous committee, which may not be fair to the incoming committee. President Tay replied that under the Club Rules 21 (a) (v) (iii), the GC may form "Any other committee whether for a fixed term or ad-hoc basis with such terms of reference and responsibilities as the General Committee from time to





time consider necessary.” He explained that this rule had been amended during the term of ex-President Jimmy Yim (Y0111) to ensure that the work, for which the committees had been put in place, is not affected due to the change of committees.

Mr Yim said that this rule had been included to allow the GC to set up a committee to help them during their term, and not to make it imperative for the incoming committee to work with an existing one. He added that while he appreciates the intention for continuity, it would not be fair to force the new committee to accept members chosen by the previous one. He said that the new committee should be allowed to rope in suitable members for the tasks. Dr Alex Ooi (O0515) added that from a legal point of view, a sub-committee could not continue to function beyond the term of the GC.

President Tay replied that the terms of reference of the PRC had been created keeping the GC’s interpretation of the rule in view, and the incoming committee could change it if it wished. Honorary Treasurer Paul Kwek said that the rationale behind the terms of appointment of the PRC was to ensure that there would be some continuity to the ongoing projects. Further to this, he added that the new President, as the Chairman of the PRC, could appoint the members he wished to the PRC.

Thereafter, Mr Jimmy Yim (Y0111) Proposed the motion for the passing of the minutes of AGM 2014, while Miss Jeanette S M Foo (F0214) Seconded it. Thereafter, President Tay sought and received approval for the confirmation of the minutes.

### **MATTERS UNDER RULE 31 (a) (iv)**

GMS proceeded to deal with the five AOB items submitted prior to the AGM.

#### Letter from Mr James Toh

Mr James Toh (T1508), who was present at the AGM, thanked the GC and the PRC for their commitment to their duties. He then stated that without the exclusive use of the Bukit and Sime courses beyond 2030, members should decide how the Club should evolve, going forward. He said that SICC is essentially a sporting club and that members do not visit the Club solely for food or massages. Moreover, the Club has become a training platform for budding sporting talents. He questioned the development of the Bukit Location into a lifestyle hub.

Mr Vivian Singh (S1653) said that the Club must make the best out of the available land, considering that there are both golfing and non-golfing members in the Club. The golfers can pay a nominal green fee to play at Bukit and Sime courses after 2030, and use the Bukit Freehold Clubhouse to shower and relax after their game. He pointed out that once the new Bukit Clubhouse is ready, members would be able to use that for a good 10 years before the golf land lease expires, which is a considerable amount of time to enjoy the facilities.

Mr Goh Ho Wee (G0590) wished to know the financial projection of the new Bukit Freehold Clubhouse in terms of operating revenue and expenditure. Given the fact that town clubs in Singapore are not doing well and that the industry is facing a labour crunch, Mr Goh questioned if this project will be economically viable for the Club. President Tay replied that the Bukit Freehold Clubhouse would cost the Club about \$65 million, and that the Club will be able to sustain itself until 2021. He said that Management has considered the issues

raised by Mr Goh and added that the operational costs would probably be less beyond 2021 since less staff members would be required at the Bukit Freehold Clubhouse.

#### Letter from Mr Michael Aw

Mr Michael Aw (A0038) wished to know the amount of legal fees spent by the Club over the past four years. He also questioned whether there were enough disciplinary cases in SICC to validate the large membership of the Disciplinary Committee (DC) of 16 members. He was of the view that disputes should be amicably resolved between the concerned parties, rather than having to escalate to legal action.

GMS presented the past and pending legal cases of the Club. From 2009 to-date, the Club has spent \$816,000 in legal fees. President Tay agreed with Mr Aw that the Club should not have to spend so much in legal fees, and that disputes should be resolved internally. He also recognised the DC’s remarkable work in bringing down the number of legal disputes in recent years. Mr Khoo Oon Soo (K0972), the Chairman of the DC, said the decline in the number of legal cases had been a result of teamwork. He said that while he supported the need for Club members to be gracious to each other, it was not always possible to resolve the issue via mediation. He urged all members to be more amicable and understanding in such matters. President Tay thanked him and his committee for a job well done.

Mr Michael Aw (A0038) wished that the newly elected GC members be allowed to address the AGM in the evening. President Tay said that he had no objection and that the new GC was welcome to speak if they wished to.

#### Letter from Mr Ong En-Ping

Mr Ong En-Ping (O0659) submitted a petition with over 300 members’ signatures (GMS clarified that the verification of the names was not yet complete) rallying for the removal of the T&S facility from the redevelopment plans at the Bukit Location. In their letter, the petitioners noted that the existing T&S facility is in excellent condition, with some areas having been recently renovated and therefore should be left untouched for the redevelopment plans. As per the design submissions for Bukit Freehold Redevelopment, the new design only allocates space for two new tennis courts at Bukit, but no squash courts. He added that if the design brief had been given to the architects in March, and the Members’ Survey took place only in June, the brief would not have been reflective of the members’ needs.

Mr Vincent Wee (W0018), a member of the T&S sub-committee, added that in the process of looking at the interest of the general membership, the needs of the T&S community had been overlooked. Mr Yau Meng Fai (Y0233) added that the T&S community simply wished to have their facilities intact, whether at Bukit or Island.

President Tay replied that the decision to relocate the T&S facility had been made based on the usage statistics. He highlighted that the T&S facility occupied more than 40% of the current Bukit Freehold Land. Come 2021, the Club has to find ways to replace the 341 car park lots and other facilities when it loses the leasehold land (including the Clubhouse) as well as the TOL land. President Tay assured that the Club would look into how to best incorporate the T&S facility into the new plans.





GC member Kenneth Chen added that the GC and the PRC's intention after receiving the completed design from the architect was to relocate the entire T&S facility to the Island Location without anything being lost. Director of Corporate Services informed that the brief that had been given to the designers was not limited in any way, and that they had been free to propose any facilities that they felt could be practically included. Mr Patrick Thio (T1076), Tennis & Squash Captain, said that this had not been discussed with the T&S community prior to the AGM. He stated that in the future, there should be timely and better communication between the GC and the T&S community.

Mr Vivian Singh (S1653) shared that it is a challenging time for the Club and the committees are doing their best. He suggested that the T&S community's wishes should be taken into consideration or, if not feasible, members could choose to sell their SICC memberships and play tennis and squash at other clubs.

#### Letter from Messrs Goh Ho Wee and S Radakrishnan

Messrs Goh Ho Wee (G0590) and S Radakrishnan (R0001) wished to know the reason for the GC's urgency to push the development of the Bukit Town Club and the Island Golf Course to the current stage. Mr Goh explained that the design briefs were submitted to the architects before the Members' Survey was conducted, and members were not consulted in shaping the design briefs. He also said that no alternative to the Bukit Town Club had been proposed and suggested one option for development could be to incorporate the existing "town club-like" facilities at Bukit, with other facilities being built around them to save cost. He also highlighted that he understood that SICC was to "negotiate" terms with LM regarding the sharing of facilities at the Bukit Location. Instead, the Club had declared the facilities as lost and was bent on redeveloping everything and he wished to clarify the case.

President Tay replied that as per the offer given by MinLaw, the Club was set to lose the leasehold and TOL lands in 2021 with no further concession. He highlighted that it had taken a lot of negotiation to get the offer as it currently stands.

Another question raised by the two members was regarding the Club's expenditure in terms of honorarium and other fees in conducting design competitions and evaluation of submitted bids for the redevelopment projects. This, GMS pointed out, had already been answered during the course of the Management presentation.

The final question that was raised by the two members was regarding the abortive fees the Club would have to pay if one

or both redevelopment projects were not approved by the membership. To this, President Tay replied that in the past, the Club had lost a lot of money in abortive fees after appointing contractors for the projects. However, this time, the designers had been informed that their engagement and subsequent payment would be subject to members' approval of the budget and designs. This was confirmed by Mr Sam Sakocius from Qualitas.

Mr S Radakrishnan (R0001) wished to clarify that the figures that had been represented as "committed" by the Club in the President's Message to Members (dated 18 September 2015) - \$351,500 and \$341,120 for the Island Golf Course and for Bukit Redevelopment respectively - were monies that had already been paid by the Club. President Tay and GMS clarified that these fees were for ongoing preliminary work for the projects, and did not count as abortive fees.

#### Letter from Mr Jimmy Koh and Nine Others

Mr Jimmy Koh (K0018) and nine other members had sent a letter regarding Rule 43 (Amendments to Constitution). Mr Koh and the nine other members were of the view that, "the Constitution which binds all members of the Club should only be amended with the approval of members at an AGM or EGM."

Mr Chandran Arul (A0019), who was present at the AGM, said that in 2008, the matter had been brought up. He mentioned that at the 2009 AGM, he and a few others had put up a proposal similar to the one currently under discussion, which had been unanimously passed by the members in 2009. Then, during the 2011 AGM, Mr Arul said he had raised the matter again, but nothing had come of it. He added that the resolution doesn't expire, so, despite it having taken place in 2008, it could still be sent to the Registrar of Societies.

GC member Chew Kei Jin explained that the last time the resolution was passed, the Chairman had vetoed the idea and took the position that the Rule could only be amended with his approval, under Rule 43. He added that the current GC was of the same view and had even sought external legal advice, which corresponds with the GC's stand. Mr Arul replied that the Chairman couldn't have such power. Mr Brian Goh (G0018), Mr Henry Ling (L2205) and Mr Goh Ho Wee (G0590) said that the direction that needs to be taken is that the members' views should be presented to the Chairman; the right to do so should not lie solely with the GC, with the membership being rendered powerless. Mr Goh added that since the GC meetings are held behind closed doors, the membership may never find out what is going on. Thus, any rules that are submitted for



the Chairman's approval must be endorsed and approved by the membership first.

In response to that, GC member Chew Kei Jin said that for that to happen, Rule 43 would need to be amended. Mr Jimmy Koh (K0018) then reiterated that the Rule should be amended at the current AGM, whereby the power be given to the members to suggest amendments to the Constitution to the GC, to be passed on to the Club Chairman.

Mr Simon Seow (S1893) suggested that if the amendment proposed by Mr Jimmy Koh (K0018) and nine other members were to include the Chairman as the final deciding entity, maybe it would pass the latter's approval and not get stuck, unlike the last time. GC member Chew Kei Jin said the same had been proposed to the Chairman before and had been rejected. Thereafter, Mr Jimmy Koh (K0018) asked that the resolution be put to a vote once again, and acted as the Proposer for the same. The Seconder was Mr C S Lee (L1696). However, Mr Koh then added that he agreed to Mr Simon Seow's (S1893) amendment, but Mr S Radakrishnan (R0001) said that the amendment should read as, *"These Rules, with the exception of Rules 4 and 4A, may only be revoked, amended, altered or added with the approval of members at an AGM or EGM. Such amendments will only come into effect after approval by the Chairman and the Registrar of Societies."*

President Tay then asked for a Proposer for the amended version and, once again, Mr Jimmy Koh (K0018) came forward to do the same. The Seconder was Mr S Radakrishnan (R0001). The amendment was then put to vote and was passed with an all-but-one majority.

Mr Jimmy Koh (K0018) and the nine other members also proposed amending two Rules – Rule 8, pertaining to Honorary Members (HM) and Rule 13, pertaining to Life Members (LIM). Mr Koh explained that as per the current practice, the GC appoints HM and LIM. They asked that save for the Chairman and the Deputy Chairman, HM should be conferred on any other person subject to their significant contribution to the Club, and not only by reason of their election to the office of President. Mr S Radakrishnan (R0001) agreed with them on this. Mr Jimmy Koh (K0018) added that the election of other HM should be subject to the approval of members at an AGM or EGM. The same applies to the conferment of LIM under the amended Rule 13.

They wished to amend Rule 8 thus:

- *The General Committee may nominate any person to be an Honorary Member for such period as it thinks fit.*
- *Save where such nomination involves the Chairman or Deputy Chairman of the Club, the conferment of Honorary Membership on any person is subject to the approval of members at an AGM or EGM.*
- *An Honorary Member shall not be called upon to pay any subscription.*
- *An Honorary Member who is also concurrently an Ordinary Member shall be eligible to hold office and be co-opted to serve any committee or sub-committee.*

They wished to amend Rule 13 thus:

- *The General Committee may nominate any person to be a Life Member.*
- *The conferment of Life Membership on any person is subject to the approval of members at an AGM or EGM.*
- *A Life Member shall be entitled to all rights and privileges of an Ordinary Member, and shall not be called upon to pay any subscription.*

President Tay said that the previous committees had laid down the guidelines for the appointment of HM, and that during his own term, he had used those guidelines to appoint three members to that position. Mr Jimmy Koh (K0018) said that moving forward, the guidelines should be amended as per the proposal submitted by him and the nine other members.

President Tay asked Mr P Suppiah (S0544) to comment on the matter. Mr Suppiah said that the guidelines had in fact come from the Membership Department, and that the GC had followed those guidelines. Director of Corporate Services read out the guidelines and clarified that these guidelines were set by the GC on 6 March 2006 and have since been followed.

Mr Jimmy Koh (K0018) and Mr Erich Schneider (S1211) then asked for the amendments for Rules 8 and 13 to be put to a resolution. For Rule 8, the Proposer was Mr Jimmy Koh (K0018), while the Seconder was Mr C S Lee (L1696). After a vote, the resolution for amendment was passed with 94 votes for and 13 votes against amendment. For Rule 13, the Proposer was Mr Jimmy Koh (K0018) and it was Seconded by another member. After a vote, the resolution for amendment was passed with 93 votes for and 3 votes against amendment.