



MEMBERS' DIALOGUE



On 26 August 2014, a Members' Dialogue was held with the General Committee (GC) to provide an update on the discussions and arrangements with the government authorities concerning the Bukit golf courses and future development plans for the Club.

General Manager / Secretary (GMS) Casper B. Schonfeldt presented the following issues:

Ministry of Law's Offer

Per the offer made to SICC by the Ministry of Law (MinLaw), SICC's current lease, which expires in 2021, will be renewed thereafter for the Island location up to 2040. At the Bukit location, SICC will be offered a new lease for one of the 18-hole courses until 2030, while the other 18-hole course will be designated as a public course to be managed by the Labour Movement (LM) after 2021.

Following the Members' Dialogue on 5 March 2014 and a President's Message to members on 8 March 2014, the GC, on behalf of the Club, accepted the offer by MinLaw dated 21 February 2014; and the Island location would be retained post-2030.

Meetings with the Labour Movement

At the meetings, LM was represented by Mr Yeo Khee Leng, CEO of NTUC Club; Mr Choo Wee Kiang, Marina Bay Golf Club; and Ms Rita Lau, Singapore Labour Foundation (SLF). The Club and LM have been engaging in regular discussions to iron out all operational measures, which will take effect from 1 January 2022. Both parties agreed that there should not be significant capital expenditure towards the renovation of the golf courses. Likewise, they were also mindful that there should be minimal downtime at the courses and that the integrity and character of the Bukit and Sime courses be maintained.



Both parties were cognisant of the fact that the agreement reached (before 28 February 2015) will have to be comprehensive and detailed, so that there will not be any room for dispute and for the avoidance of any doubt.

Proposed Demarcation of Golf Courses and Licensing Agreement

With regards to the legal demarcation of the golf courses, the SLF was not in favour of any proposal which involved multiple parcels of land without direct and unencumbered access. The SLF preferred to have a clean, contiguous single parcel of 18 holes with direct access without requiring access via another party's parcel. LM will therefore have the parcel consisting of the Sime 10th to 17th and the Bukit 9th to 18th holes, while SICC will get the parcel consisting of the Sime 1st to 9th and 18th and the Bukit 1st to 8th holes. LM's rationale for this proposal was that in the event of any contentious legal issues downstream, it will be viable for them to exist and develop the contiguous 18-hole parcel on their own.

Both LM and SICC have agreed that regardless of the agreed legal demarcation/alienation, the playing integrity of the courses should be maintained. To that end, SICC proposed that the Bukit and Sime courses continue to be played as they are with a swapping of the 15th hole of Bukit with the 15th hole of Sime. As a result, the Bukit 15th hole will be a par-4 and the Sime 15th hole will be a par-5. With a buggy track already in place, LM voiced a preference for the Sime course, while SICC will have the Bukit Course. This arrangement will

subsequently be reflected through a legally binding licensing agreement between the relevant parties. SICC will operate and manage the Bukit Course as a members' course, whilst LM will manage and operate the Sime Course as a public course.

The potential impact of the Cross Island Line (CIL) on the Bukit Course is not yet known as the Land Transport Authority (LTA) is still studying the various alignment options. The Singapore Land Authority (SLA) therefore advised SICC to consider including a clause in the agreement with LM to reflect this possibility and permit renegotiation of legal demarcation boundaries. The GC will update the membership as and when it receives more information from the authorities.

Maintenance of Golf Courses

SICC and LM have reached an agreement to share the costs of maintenance, as well as the irrigation systems at both courses. SICC and LM have agreed that it would be more efficient to have just one service provider, and SICC has proposed to take over the maintenance of both courses, given that the Club has the facilities, as well as the equipment to do so. LM agreed that since SICC has considerable experience in this area, they may continue to do so, but this has yet to be finalised.

As SICC's maintenance shed currently sits on leasehold land, the Club will continue to occupy that part of the land, the cost of which will be factored into the overall maintenance costs that will be shared by both sides.



Clubhouse, Driving Range and Sime Road

LM has indicated that it will take over the Bukit Clubhouse, as well as the Driving Range. The Club has requested that a section of the Driving Range be set aside for the exclusive use of SICC members, and SICC members be accorded signing privileges and discounts at the LM-operated F&B outlets.

In addition, Sime Road will be retained as a private road, to be maintained jointly by SICC and LM, with costs to be shared. The road will also be accessible to the public.

Buggy Storage

As SICC is proposing to put in buggy tracks for the Bukit Course, SICC will lodge its requirement for the Temporary Occupation Licence (TOL) land with the SLA, subject to the review and approval of the Urban Redevelopment Authority (URA), for storage of the Club's buggies. In the event that SICC does not get the TOL land, the Club has requested that the present Sime Course buggy storage area be reconfigured and expanded to cater for the needs of both the Bukit and Sime courses.

Planning & Redevelopment Committee

With the clarity on our lease and as a result of the impending changes at the Bukit location, the Club will begin to look into the future development of its clubhouses, facilities and golf courses to ensure that members' needs are catered to. To facilitate this, the Club will set up a Planning & Redevelopment Committee (PRC). The PRC will be tasked with developing strategies for a new Bukit Town Club on its freehold land, enhancing the Island Clubhouse facilities, as well as the expansion and redevelopment of the Island golf courses. The construction of facilities and the redevelopment of golf courses must be completed before 2021.

Lease Renewal for Island Location

On 15 July 2014, the Club submitted its application to the SLA for the renewal of lease for the Island location.

Director of Agronomy Lee Sellars presented the following golfing updates:

New Island Practice Putting Green Complex

A new practice putting green will be built adjacent to the buggy staging area at the Island location. Built to USGA Recommendations for Putting Green Construction, it will use TifEagle™ Bermudagrass for better playing conditions, smoothness and speed. In addition, the SubAir™ subsurface aeration and moisture removal system promotes healthier and stronger playing surfaces through moisture content management, subsurface aeration and root zone temperature control.

This facility will serve as a blueprint for the proposed redevelopment of the New and Millennium courses and to include the repair of the New Course greens in the early stages of redevelopment where possible. It is primarily an expansion of existing practice facilities to accommodate the future migration of golfing traffic to the Island location and to meet the potential need for hosting major tournaments.

Update on Redevelopment of Island Golf Courses

The PRC will oversee the redevelopment and reconfiguration of the Island golf courses and ensure all works are completed by 2021. The proposal is to reconfigure the Millennium and New courses to create three 9-hole layouts in two phases: inclusive of one 18-hole Championship Course (Phase I), and to maintain the design integrity and historical value of the Island Course with minor changes to regain the original design intent (Phase II). The Club will engage a qualified golf course construction project consultant to advise the PRC, and ensure a stringent golf course designer evaluation and selection process.

After the presentation, the floor was open for members to raise their questions and concerns before the GC.



Lease Negotiations

One member enquired who the Club's representatives at the meetings with MinLaw were. President Tay replied that the representatives were himself; the two Vice Presidents, Andrew Low and Bernard Yeo; Club Captain Paul Thomas; Honorary Treasurer Paul Kwek and GC member Rayson Hazra.

Another member remarked that the results of the negotiations seem a bit lopsided, with SICC receiving the shorter end of the stick. To this, President Tay commented that the Club, as the tenant, has a compromised bargaining position. However, he assured all that the GC has always fought for the best interest of the Club and will continue to do its best to secure the most favourable outcome for members.

Planning & Redevelopment Committee

One member voiced his concern that the PRC, which the present GC appoints, may be overruled by any subsequent GC, resulting in development works being disrupted. President Tay allayed the member's fears, stating that the Club's constitution has provisions to safeguard the PRC in such situations.

Director of Corporate Services Rajita Suntharalingam further elaborated that Rule 27(a)(v)(iii) of the Constitution gives the GC the express powers to form a committee for a fixed term or on an ad hoc basis with terms of reference and responsibilities as drawn up by the GC. She mentioned that the GC will appoint a PRC empowered by this provision to see the project through from commencement to completion.

President added that the PRC will comprise persons from the membership with the relevant qualifications, including lawyers, surveyors, architects and other such expertise as may be deemed necessary for the PRC to perform its function. The Terms of Reference will be put to the general membership for endorsement in due course.

Maintenance of Golf Courses and Facilities

A member opined that SICC was being shortchanged by the Club's decision to take on the responsibility of maintaining the courses. President Tay replied that as a private club of its standing, SICC members expect a level of quality which the Club can only ensure if it carries out its own maintenance works.

Another member highlighted that Sime Road is already quite narrow and sharing the road will worsen the situation. The member added that safety and security along the road is also an issue. To this, President Tay reiterated that both SICC and LM are apprised of these concerns.

Demarcation of Golf Courses

One member sought clarification as to what was meant by 'one contiguous parcel of land'. GC member Rayson Hazra explained that this was a reference to a single parcel of land comprising a full and self-contained 18-hole course. The SLF feels that it is in its best interest, in the event of any unlikely future disputes regarding the licensing agreement, that the SLF will not be disadvantaged and have the ability to develop a full 18-hole course on its own parcel of land.



Development Plans

Members asked if the tennis and squash courts and swimming pool at the Bukit location would have to be given up to LM. President Tay replied that the courts and pool are on the freehold land, and will not be affected.

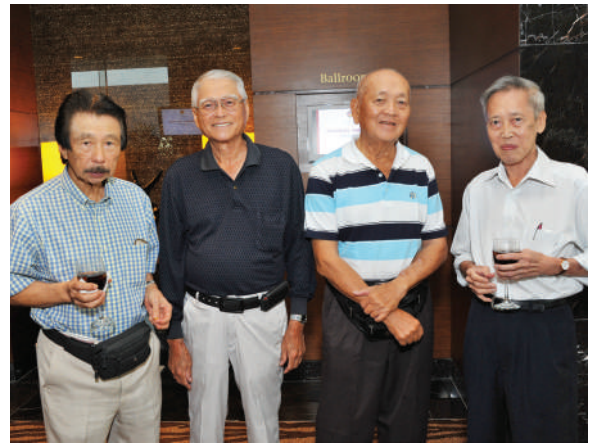
In response, another member wanted to know SICC's plan for the freehold land at Bukit location. President replied that members will be consulted in due course as to what facilities will be catered for, such as tennis, squash and F&B outlets, and whether there is a need to duplicate any facilities already catered for at the Island location, such as a swimming pool. President further added that following the lease renewal, both SICC and LM will be faced with some similar concerns, such as car park space. The PRC will undertake a study of all the issues and make the relevant recommendations for the membership's endorsement.

Another member enquired about the plans for the Island location. Club Captain, Paul Thomas, responded that SICC is looking into the conversion of the Millennium Course into a full 9-hole course. He added that with the Island course being clay-based, playability and downtime during inclement weather are issues that will need to be addressed eventually. He said that a Task Force has been set up to look into all these matters.

Expenditure and Renovation Cost

A member wanted to know what the total cost incurred by the Club will be for the leases. President Tay said that while the Club has submitted its application to the SLA for the renewal of the Island location, we have not yet been given any estimates by the authorities. With regards to





the Bukit location, the Club will not be able to make any submissions until the demarcation has been agreed and effected with LM.

Another member mentioned that after 2030, the lease at Bukit Course may not be renewed, and therefore the Club must be mindful not to over-cater for golfing amenities in the new Bukit Town Club. In contrast to this sentiment, another member suggested that the sharing of the Clubhouse with LM should be foregone entirely and SICC should build a new Clubhouse for its members on the freehold land. President Tay's reply to both members was that the Club will always take the necessary steps to provide for its members. He added that the PRC would do its best to ensure that any decisions made will be taken in the members' best interest.

Concessions at Public Course

A member enquired if SICC members will be able to play on the public course, and if they will be entitled to concessionary rates. President replied that as a public course, Singaporeans and Singapore Permanent Residents will be able to play there at a discounted fee under the NTUC's membership scheme.

In conclusion, President thanked members for their participation in the dialogue and the meeting was thereafter adjourned.

