



EXTRAORDINARY GENERAL MEETING 2018



An Extraordinary General Meeting (EGM) was held on 27 June 2018 at the Island Grand Ballroom. A total of 171 members attended the EGM.

In his opening address, President Andrew Low briefed the members on the plans for the Island Golf Course Redevelopment (IGCR) and re-emphasised the importance of this project.

Club President Andrew Low's opening address:

Dear fellow members, a very warm welcome to all.

Thank you all for your attendance, and also to those who participated in the Members' Dialogue earlier this month. It is encouraging to see members participating actively in these dialogues. This clearly reflects the spirit of a member's club.

I am aware that certain members have raised concerns as to whether the adopted 7+7 voting process is in accordance with the Club Rules. Members will have the opportunity later during the Q&A session to address this issue but I would like to first explain the reasons why GC adopted this voting procedure without needing to hold another EGM or to craft a specific special resolution to approve the process.

As you know, there was an EGM last year to approve the 7+7 voting procedure for the development of the Bukit Freehold Clubhouse. This was done by the previous GC.

The current GC deliberated at length whether we should similarly adopt the same 7+7 voting procedure without holding a separate EGM to approve the voting process. The GC sought the views of the Constitution and Legal Committee (CLC) chaired by Mr Tan Chee Meng, Senior Counsel.

The considered view of the CLC is that there is no necessity to hold a separate EGM provided that our EGM notice sets out clearly how the voting is to be carried out. The CLC has confirmed that the EGM we are now holding is in accordance with the Club Rules. In addition, I instructed the Management to seek the views of our external counsel, and they have confirmed the integrity of what we are doing, and that members' interests are not in any way compromised.

I am thus satisfied that we should proceed with the resolution using the 7+7 voting process.





Let me reiterate that the 7+7 has now become an established form of voting for SICC, allowing many more members to participate in the voting process, where it would not have been possible otherwise. It is entirely in the interest of members that we are now adopting it for this very important resolution.

Before members decide on the resolution at hand, we would like to brief you on the Island Golf Course Redevelopment and re-emphasise the importance of this project to the Club.

If you recall, it has been more than four years (in February 2014) since members attended the land lease briefing at Suntec Singapore Convention Centre, chaired by the Minister for Law. The government then made known that the land leases of some golf courses will not be renewed once they expire.

It was stated in that meeting that the number of golf courses in Singapore will be reduced from 20 to 13 by 2030. SICC was not spared and we will lose the Sime and Bukit Courses in 2022 and 2030 respectively.

Increasing Golf Course Capacity and Enhancing Membership Value

It is therefore very important that SICC increase its golfing capacity at the Island location to mitigate the loss of Sime in 2022, and Bukit in 2031. If we don't do so, we will face a severe crunch in future which will seriously affect the value of the Club.

Now is the best time to act on this plan before we lose Sime in 2022. If we do it now, we will still have three other courses to play in while the New Course is under construction. If we leave it too late, when we lose Sime and Bukit, it would be very disruptive for members as we will only have the Island Course open for play. We would then regret very much not making the decision earlier.

Next, having decided to increase the golfing capacity at Island, the question is what is the best way of doing so? The GRPC and the golf course consultant have reviewed many options. We went through every one of them, worked on them and improved the best option which is the one we are presenting today – redeveloping the New and Millennium into a 27-hole golf course. After many rounds of meetings and consultations with the various stakeholders such as NParks, PUB and the NGOs, in January 2018, the authorities said that they had no objections to this 27-hole redevelopment plan.

Meeting Requirements for the Renewal of Island Land Lease

I want to make another important point to explain why this redevelopment makes sense. One of the conditions of the Island land lease renewal is that we need to construct the boardwalk and the water management system. These



development works directly affect the golf course itself. They involve intensive and disruptive work on the golf course, regardless of whether we proceed with redevelopment of the golf course. And they will cost the Club at least \$20m just to build the required water management system and another \$1m to construct the boardwalk.

It therefore makes more sense to undertake these works as part of the golf course redevelopment. We will achieve two objectives when we do so: We fulfill the requirements set out by the authorities for land lease renewal and we increase our golfing capacity at Island.

There is another piece of good news. On 20 June 2018, eight days ago, we received the finalised Building Agreement for the construction of the park connector between Holes 15 and 16 of the New Course, which is a requirement for the extension of the Island location lease. With that, we have submitted our application for land lease renewal, complying with the Singapore Land Authority's requirements. The Club is expecting to receive its Island Lease seven months thereafter.

No Co-payment from Members

While other private clubs required their members to co-pay for their golf course redevelopments and land lease renewals, SICC Members will not be required to co-pay for the two land lease renewals and our two major projects, this 27-hole redevelopment as well as the proposed Bukit Freehold Clubhouse. We are indeed in a very fortunate position, possibly to the envy of other club members. We should use this golden opportunity now to enhance our current membership value and to invest for the future.



As the capital expenditure in this project is substantial, the plan is to allow maximum membership participation through a "7 + 7 Day" ballot voting period.

This extended voting period will allow more members to decide and to vote, rather than restrict voting to only those present at this EGM. We ask for your support to make it happen.

Feedback from Members

At the dialogue earlier this month and thereafter, we have had many constructive feedback from members, which have been forwarded to the team and golf consultant for review.

There is one particular issue that I wish to elaborate. Many have asked why the budget put up in the resolution was \$40 - \$50m. We have deliberately used a price range to avoid tenderers submitting their bids very near the indicated budget. This approach, endorsed by the Procurement and Tender Committee will ensure that the Club gets the most competitive pricings during the tender process.

Finally, I wish to thank everyone here for taking your invaluable time to be with us this evening. I want to express my gratitude to members of the Golf Redevelopment Planning Committee (GRPC) and Management who have worked diligently over the past months.

Thank you.

Updates by General Manager (GM) Desmond Tay

Bukit Land Lease

The Memorandum of Agreement between the Club and its Trustees, and the Labour Movement was signed on 29 April 2016. The Club is still awaiting the results of the LTA's Cross Island Line feasibility study, which is expected to be completed at the end of 2018, before it can be issued its lease.

Island Land Lease

As part of the lease renewal, the Club will need to undertake the construction of the park connector along the reservoir edge (next to Holes 15 and 16 of New Course to the TreeTop Walk) by 2025, The Club received the finalised Building Agreement for the construction of the park connector on 20 June 2018.

The Club can and has submitted its application for lease renewal and while complying with the Singapore Land Authority's requirements, the Club could receive its Island Lease six months thereafter.

Island Golf Course Redevelopment

The Golf Redevelopment and Planning Committee (GRPC) was set up to oversee the redevelopment of the

golf courses at the Island location to ensure the Club can continue to meet our golfing needs when we lose the Sime Course by end 2021, and Bukit Course by 2030.

The GRPC has worked on all the options and has recommended the 27-hole layout at the New and Millennium golf courses, with the GC's endorsement.

Option A - (Three 9-Hole, 27-Hole Configuration) encroaching onto 4.6 hectares of nature reserve

- Encroaches into 4.6 hectares of nature reserve
- Requires lengthy and costly Biodiversity Impact Assessment (BIA)
- Even with BIA, it is uncertain that NParks will approve it

Option B - (Three 9-Hole, 27-Hole Configuration) without encroaching onto 4.6 hectares of nature reserve

- Does not encroach into the 4.6 hectares of nature reserve
- All 3 nines only play to Par 35
- One starting tee and one finishing hole does not end at the Clubhouse

Option C (18-Hole + Millennium 6, 24-Hole Configuration)

- This format of additional 6-hole play is of little merit as this is not how golf is traditionally played
- Does not adequately increase golfing capacity compared to 27-hole layout

Option D (A&A to the existing New and Millennium Courses)

- Involves major renovation to the courses, while retaining existing layout
- Will not increase golfing capacity
- Nearly 16 years since last redevelopment undertaken
- Early estimates show that cost of this option is almost as much as that of the redevelopment of the 27-hole course.

Currently, it is not a viable option because of the LTA's requirements involving the proposed CRL. The CRL project may impact several holes on the Island (Old) Course. Actual affected locations will likely be confirmed by LTA by the end of 2018.

Multiple PUB pipelines below the Island (Old) Course will impede any redesign or redevelopment of the Island (Old) Course. Part of Hole 16 (consisting of about 6.3 hectares) at Island (Old) Course currently sits on the Temporary Occupational License (TOL) land.

Various golf course architects shared the view that the Club should leave the course layout as it is. Improvement



works have been planned and are currently implemented to upgrade the playing conditions.

Why the 27-Hole Configuration?

The Club worked on Option B and made several improvements to enhance the design e.g. three nines play to Par 36, Par 36 and Par 35. This design meets all three important criteria:

1. Meeting Requirements for the Renewal of Island Land Lease and Redevelopment Plans

To build the park connector along the reservoir edge between Holes 15 and 16 of New Course to the TreeTop Walk, a re-design of the existing Hole 16 of the New Course is needed to ensure the safety of the public while using the park connector.

To construct rainwater harvesting and water recycling system, the existing layout would require substantial civil works for the installation of the required infrastructure across the entire New Course. This inevitably entails the closure of the golf course. Given the need to demolish much of the existing course to install the water management system, it is logical and more cost-effective to seize this opportunity to redevelop the New and Millennium courses.

2. Increasing Golf Course Capacity and Enhancing Membership Value

The Club will lose Sime Course in 2021 and Bukit Course in 2030 as the government is reducing the number of 18-hole golf courses from 20 in 2015 to 13 by 2030. As such, the Club anticipates the severe shortage of playing times especially on the weekends. As golf courses become scarce in Singapore, high quality golf courses will command a premium.

The Club will still be able to construct the 27-hole layout, by utilising the available land area without compromising the length or par. The construction of a 27-hole course from the present New and Millennium courses will help to mitigate the loss of golf rounds when the land leases of Sime and Bukit Courses expire.

Location	Bukit	Island	Total
Year 2018	159,744	159,744	319,488
After Construction of 27-Hole Course	159,744	206,464	366,208
Year 2022	79,872	206,464	286,336
Year 2031	0	206,464	206,464

*Golf Course Capacity
(Number of 18-Hole Golf Rounds) Over Time*

3. Rejuvenating the New Course and Enhancing Golfing Experience

The New Course was last developed in 2002, with minor works done thereafter. The irrigation and drainage systems are in need of major replacement and upgrading works. The greens profile and drainage system have deteriorated, and the turfgrass and fairways have been contaminated with a mixture of undesirable grasses.

For future sustainability, all grasses need replacement with new varieties that will require reduced chemical, fertiliser and water inputs. The period from now till 2021 presents an excellent window of opportunity to upgrade our golf courses at the Island location while the Club has four courses available for members' play.

While other private clubs require their members to co-pay for their golf course redevelopments and land lease renewals, no co-payment is required from SICC members for the redevelopment of the 27-hole golf course, Bukit freehold clubhouse and the land lease premiums.

Maintenance of Golf Courses

With advancements in technology and new types of grasses available now, we have identified two turfgrass options that are best suited to the microclimate in the Singapore central catchment area, where low light intensity from extended periods of cloud cover and high humidity levels have a major effect on greens turfgrass performance. These new grasses – Trinity Zoysia and Sunday Ultradwarf Bermuda are currently growing at the Island and Bukit putting greens, and are expected to be ready for members to try out in late August. Past cultural practices have been reviewed, and outdated practices have been eliminated. Advancements in technology and techniques for enhanced course maintenance have been developed and will be implemented to keep the playing surfaces on the new 27-hole course weed-free and in tournament-ready condition.

Key standards and expectations have been clearly defined. The management team is committed to deliver, and will be held responsible as well as accountable in up-keeping standards.

Managing Wildlife Around Golf Courses

The Club is part of the Agri-Food and Veterinary Authority of Singapore (AVA) Wild Boar Task Force comprising representatives from the Singapore Police Force, NParks, Wildlife Reserves Singapore, Animal Concerns Research and Education Society (ACRES), Nature Society (Singapore) [NSS], NUS and MINDEF.

The objective is to control and manage the wild boar population in Singapore, and minimising their impact on human activities. Several solutions e.g. fencing off the perimeter of the likely approach of wild boars and reducing the food source e.g. oil palm trees.

Venue	Course	Lease Expiry/ Extension	Number of Holes	Renovation Cost	Last renovated	Co-Payment
Sentosa Golf Club	Tanjong	2040	18	\$32m. Completed in 2017	2006	\$31,800
	Serapong	2030	18	Planned in 2019	2006	
Tanah Merah Country Club	Tampines	2040	18	\$27.4m. Completed in 2017	2000	\$20,000
	Garden	2035	18	Planned in 2019	2006	
Seletar Country Club		2040	18	\$29m. Planned in 2019	1998	\$8,346
Singapore Island Country Club	New and Millennium	2040	27	\$40 - \$50m. Planned in 2019	2002	\$0
	Island (Old)	2040	18			
	Bukit	2030	18			
	Sime	2021	18			

Table of Renovated and Planned Renovation of Golf Courses

A study of the wild boar population and activity on the golf courses has been conducted by the Strix Wildlife Consultancy. The recommendation from the consultancy is to fence off the forested fringes around the golf courses. This recommendation has also been endorsed by the taskforce.

These key entry points around the course boundaries have been identified and appropriate fencing will be gradually installed to reduce damage to the golf courses.

Graham Marsh Golf Design

Graham Marsh shared his excitement for the IGCR project, and commended the General Committee for the productivity during the past eight months. He then elaborated on the growth in agronomic technology and the changes in golfers' expectations which have influenced the way golf courses are designed today. Graham also mentioned that the new golf course will be suitable for golfers of all proficiencies while still having some challenging holes for the lower handicappers.

Summary of Key Discussion Points During Question & Answer (Q&A) Session

The following members participated in the Q&A session of the EGM:

- Chen Yeu Chong C484
- Chia Ping Kheong C1324
- Dennis Cheong C0044
- Jeanette Sim S0983
- Joseph Tan T1465
- Lee How Giap L654
- Liew Yeng Chee L2566
- Ong Boen Sang Spencer O0847
- Sim Siu Lin Gillian S0983
- Yeo Ee Lyn Lynette L1865

Redevelopment Process

This redevelopment project is proposed because we did not get a renewal of the Bukit land lease post-2030. Is that true and confirmed that we will lose the Bukit location golf courses?

Yes, it is confirmed that the land lease at Bukit will not be renewed beyond 2030.





Voting Process

It was raised at the meeting that only members present at the EGM are allowed to vote for the redevelopment of the project, and unless provided for under the Club Rules, absentee voting is not permitted. The member sought clarity on this issue that the voting process adopted was in compliance with the Club's Rules. The GC worked on first principles, the Club Rules. With the Club's best interests

Why don't we wait until the Island Land Lease parameters are confirmed before we proceed with redevelopment at this location?

As of the date of the EGM, the Club has complied with the building agreement and NParks requirements of the land lease renewal. With that, the Club has been asked to go ahead to submit the application for renewal as the Club has fulfilled all the criteria. As seen from the CRL plan diagram, the land parameters have been set out.

During the golf course redevelopment, is there a possibility to stagger the opening of the redeveloped 27-hole golf course on a 9-hole basis?

This will be considered, to keep certain holes open for play, as long as it is safe to do so and we are in compliance with rules and regulations set by the authorities.

Are there provisions for liquidated damages?

The IGCR and the Bukit Freehold Clubhouse are two separate projects. Each contract will include the clause and provision for liquidated damages and any delays caused in the construction work.

How confident is the team on sticking to the construction timeline?

The design period is crucial as approvals will have to go through a number of authorities and the general consensus is that it takes approximately six months to be approved. During the construction period, the team is confident in sticking to the timeline once the approvals are done.

Drainage

The Club's golf course faces heavy rainfall in a short time, will the drainage system on the redeveloped golf courses be able to deal with that volume of rainfall in a short time?

This is dependent on the construction process of the redevelopment, which would be supported by a skilled and experienced team to ensure that the drainage system is effective to drain away rain water as fast as possible. However, it should be made known that even the most effective drainage system has its own limitation.

at heart, the CLC looked into Rule 26 of the Constitution which states that the GC has the power to carry out all things necessary for the proper conduct of Club matters, which include Club meetings. The overriding consideration taken into account was members' interest. If voting was limited to only those present at the meeting, the Club's fate would be determined only by this small number and the larger membership would be deprived from exercising their voice. Bearing in mind that there could be a procedural challenge, the CLC approached the Club's solicitors, who took on the view that even if there was a procedural defect in voting, it was unlikely that the voting process will be vitiated or the resolution would be void. A court will look at the significance of the irregularity and ultimately whether there was prejudice to the members as a whole. Putting it plainly, If the Club does not proceed with the "7+7" voting, the expenditure of up to \$50 million will be in the hands of present members (of approximately 200-300 members), which the GC felt may not be fair to the entire membership. This issue has been deliberated at GC level, who unanimously agreed that the "7+7" process should be employed.

With no further questions, GM explained the "7 + 7 Day Voting Method":

Given the size of the capital expenditure that will be committed for this project, the Club should strive for an aspirational target of at least two-thirds voting participation from the members. The Ballot Vote will take place on a "7+7 day" basis, and commenced immediately after the EGM.

Members would have casted their votes by way of ballot over a period of seven days, from 27 June 2018 to 3 July 2018 ('the first seven days'). At the end of the "first seven days",





when the two-thirds target (5,118 members) is achieved, voting will close and the votes will be counted.

If after the "first seven days", the two-thirds target is not achieved, the voting will be extended for a further seven days ("the second seven days"), from 4 July 2018 to 10 July 2018. At the end of the 14 days, regardless of whether the two-thirds target is achieved, the voting will conclude and the votes will be counted.

Club President hence read out the resolution for the evening:

"That the General Committee be authorised to implement the redevelopment of the New and Millennium Golf Courses at the Singapore Island Country Club, Island Location and to incur all necessary capital expenses, including consultancy fees and other incidental expenses within the budget ranging from \$40mil to \$50mil."

Proposer: Lam Zhiqun (L20)

Seconder: Wong Poo Yen (W684)

The meeting ended at 8:30pm.



Corrigendum

In the July 2018 issue of Islander, the co-payment amount and renovation cost for Seletar Country Club was indicated wrongly on Pages 12, 42 and 43. The renovation cost should be \$29m and the Co-Payment amount should be \$8,346. We sincerely apologise for this error.



THE
SINGAPORE ISLAND
COUNTRY CLUB

**RESULTS OF THE "7+7 DAY" BALLOT VOTE FOR THE
REDEVELOPMENT OF THE NEW AND MILLENNIUM GOLF COURSES
(FROM 27 JUNE 2018 TO 10 JULY 2018)**

Dear Members,

The General Committee and I wish to thank all members for the time and effort in attending the Extraordinary General Meeting ("EGM") held on 27 June 2018 and for casting their votes with respect to the "7+7 day" ballot votes for Island Golf Course Redevelopment.

Voting for the Island Golf Course Redevelopment concluded on 10 July 2018 and the results of the votes are as set out in the General Manager's message dated 10 July 2018.

The General Committee and I wish to thank you for your strong support and enthusiasm with the feedback and discussions that have gone on in the past two months. A total of 1688 members participated in this decision making process and 91.1% have voted overwhelmingly in favour of the Island Golf Course Redevelopment. With these results, there is a strong mandate from members that the General Committee proceeds with the Graham Marsh design.

The GC and GRPC will proceed to finalise the design details and commence the tender process for this project.

We will continue to engage members on the progress of construction as we move along.

Thank you.

ANDREW LOW
President

11 July 2018

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