

# BUKIT LAND LEASE

## FREQUENTLY ASKED QUESTIONS (FAQ)

### Discussion with the Labour Movement

*Updated on 20 October 2020*

**L1: The Club has been negotiating the sharing agreement with the Labour Movement since 2014. Why did the negotiation take such a long time?**

The time frame below will give an indication of the length of time taken:

- (i) The Memorandum of Agreement was executed on 29 April 2016. The Exit Rights Deadline for the Memorandum of Agreement ("MOA") was 31 May 2019. This was dependent on the results of the feasibility study of the Cross Island Line;
- (ii) The Exit Rights Deadline was extended several times up to 29 February 2020 while waiting for the results of the feasibility study of the Cross Island Line;
- (iii) On 13 January 2020, parties were informed by the Ministry of Law that both courses will not be affected by the current engineering plans for the Cross Island Line;
- (iv) On 8 January 2020, the Labour Movement made a new proposal to jointly explore the running of the Sime Public Golf Course together with SICC. SICC needed time to study the feasibility of the new arrangement and hence the Exit Rights Deadline was then extended to 30 June 2020;
- (v) The Exit Rights Deadline was further extended to 31 August 2020 and subsequently 31 October 2020.

**L2: Why did the Labour Movement withdraw from the agreement?**

According to the letter from the Ministry of Law dated 2 October 2020, the Labour Movement cited financial considerations and other priorities.

**L3: Why didn't the Club let Members know about this news earlier?**

The General Committee and Management received the letter from Ministry of Law on Friday, 2 October 2020 and met with Ministry of Law on Monday, 5 October 2020 to seek clarifications before informing Members.

**L4: Why can't the Club take over the running of the Bukit Leasehold Clubhouse and the Sime Course as a public course?**

- This option was not offered to SICC.
- We understand that the decision to allow Keppel Club to operate the public course is to provide golfing access to a broader base of local golfers.
- When the Government announced in 2014 that the lease on Keppel Club land would not be renewed, it had also said that it would encourage the operators of a public golf course to work out an arrangement for Keppel Club members to play at the course.

# BUKIT LAND LEASE

## FREQUENTLY ASKED QUESTIONS (FAQ)

### Discussion with Keppel Club

*Updated on 20 October 2020*

**K1: What is SICC's next step?**

We will be executing the Points of Agreement by 23 October 2020 and the Memorandum of Agreement by 30 November 2020.

**K2: What if SICC cannot conclude the Points of Agreement with Keppel Club by 23 October 2020?**

We should endeavour to reach an agreement with Keppel Club. According to the conditions set by the authorities, SICC's renewal for the Bukit location is subject to timeline and conditions as set out in the letter from the Ministry of Law.

**K3: What assurance can we get from the General Committee that we can conclude the Points of Agreement with Keppel Club by 23 October 2020?**

The General Committee's priority is to expedite the drafting of the Points of Agreement and exchanging the drafts with Keppel Club so that it can conclude the agreement by the stipulated time. The General Committee is fully committed to protecting the Club and its Members' interests.

**K4: What will the changes be in the Points of Agreement and Memorandum of Agreement with Keppel Club as compared to the previous Points of Agreement and Memorandum executed with LM?**

As set out in the letter from the Ministry of Law, the Points of Agreement and Memorandum of Agreement with Keppel Club should be substantially similar to the ones executed with Labour Movement. Examples of the changes that need to be made are:

- (i) the changes to parties' names and information; and
- (ii) the provision to share the changing rooms, buggy staging area and car park during the construction of the new Clubhouse at the Bukit Freehold Land.

**K5: Will the General Committee be appointing an Independent Committee, comprising qualified individuals (non-Keppel Club members and persons unrelated to Keppel Club) to discuss with Keppel Club?**

As was done in the previous case, the discussions with Keppel Club will be led by the Club's Land Lease Committee comprising the President, Vice President, Club Captain, Treasurer, Mr Lam Zhiquan and Mr Tan Chee Meng.

**K6: Can SICC Members play at the Sime Course from 2022 onwards?**

SICC Members can pay the public rates to play at the Sime Course and to use the corresponding facilities.

**K7: Will there be any golfing-related amenities at Keppel Club that will be made available to SICC after 2021 and 2022?**

Keppel Club has in principle agreed to share the facilities with SICC until the Bukit Freehold Clubhouse is completed. SICC will discuss with Keppel Club on the details on sharing of facilities.

**K8: After the Members' dialogue on 20 October 2020, how will the General Committee be moving forward?**

The Points of Agreement will be executed by 23 October 2020.

The General Committee is already working on the Memorandum of Agreement and will be working with Keppel Club to have this executed by the deadline stipulated by the Government.

**K9: What happens to the Sime Course if Keppel Club declines to take it up?**

The Ministry of Law will review this matter.

# BUKIT LAND LEASE

## FREQUENTLY ASKED QUESTIONS (FAQ)

### SICC Island Land Lease

*Updated on 20 October 2020*

**S1: What is the status of the Island Land Lease?**

The Island land lease will be extended to 2040. The lease renewal application for the Island Location is still being processed by the authorities and will be completed before the lease expires in end 2021.

**S2: Would the Government be compensating the Club for the eventual loss of Bukit Leasehold Clubhouse and the Sime Course, as being done with Tanah Merah Country Club?**

- Tanah Merah Country Club's situation is entirely different from ours. Their land was partially acquired before the expiry of their lease which they paid for. So the Government is doing the equitable thing to compensate them for it.
- In our case, our lease expires in 2021.

**S3: Regarding the extension period, will lease extensions become shorter, moving forward, after 2040?**

We understand that the Government's plans for the Island location beyond 2040 can only be firmed up closer to lease expiry.

**S4: Will the Club be offered an extension of the lease of the Bukit Course post 2030?**

We understand that the Government plans for the land use beyond 2030 can only be firmed up closer to lease expiry.

# BUKIT LAND LEASE

## FREQUENTLY ASKED QUESTIONS (FAQ)

### Club Matters

*Updated on 20 October 2020*

**C1: Can Members ask questions before and during the Members' Dialogue on 20 October 2020?**

Members may visit the website for the Frequently Asked Questions.

During the live stream of the Dialogue, there will be a chat feature enabled which allows Members to pose questions and the General Committee will endeavour to respond to these questions. Only matters which are NOT covered in the FAQs and are substantial and relevant will be addressed at the Dialogue itself.

**C2: What are the development plans in preparation for post 2030 to ensure that Members' golf games, recreational activities and dining options are not compromised?**

- (i) The Club has been embarking on the enhancement plans at the Island Location to improve the offerings and facilities.
- (ii) To increase the golfing capacity, works are ongoing for the Composite 9-hole and the new 27-hole golf course to be ready for play in November 2020 and Q1 2021 respectively.
- (iii) The Club has commenced the demolition and the construction of the Bukit Freehold Clubhouse, and is scheduled to be completed in Q4 2022.

**C3: Will the Club be collecting any more money from Members for the lease extensions and redevelopment plans?**

The Club has sufficient reserves to pay for the redevelopment projects and the land lease premiums. Member co-payment is not required.

**C4: The design and specifications for the new Bukit Freehold Clubhouse was amended from members' feedback and in anticipation of the collaboration with the Labour Movement. How will this new development with Keppel Club affect the design of the Bukit Freehold Clubhouse?**

In response to the new development, the committee is making the necessary adjustment to the design. We will update members in a separate session if there are significant design tweaks along the way.

**C5: Keppel Club will take over the Bukit Leasehold Clubhouse and the Sime Course from 2022 while the completion of the new Bukit Freehold Clubhouse is scheduled Q4 2022. What is the Club's plan at the Bukit location to ensure services are not interrupted during the interim period?**

The Club has discussed this with Keppel Club and will be including provisions for the sharing of key facilities such as car parks, changing rooms and buggy staging area. This sharing arrangement will be till one month after the Club obtains Temporary Occupation Permit of the new Clubhouse.