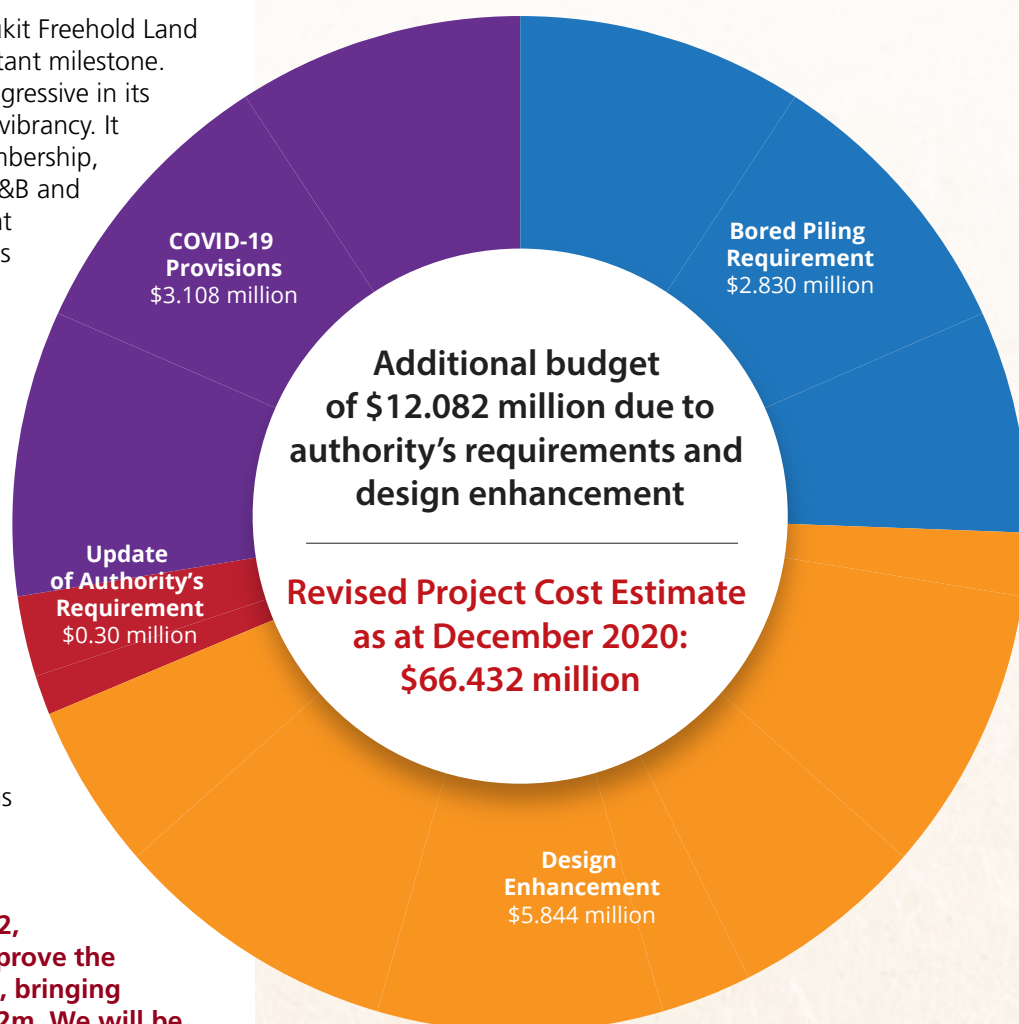


REDEVELOPMENT OF THE BUKIT FREEHOLD LAND

Our plan to redevelop the Bukit Freehold Land has now reached an important milestone. This improved design is progressive in its outlook whilst injecting refreshed vibrancy. It will enhance the value of our membership, providing members with greater F&B and recreational options beyond that at Island. More importantly, it ensures that we are poised for the future and stand ready for the evolving and long term needs of our membership.

Like the upcoming 27-hole golf course, we want this new Bukit Clubhouse to befit SICC which will enhance the Club's attraction and value. But to realise this aspiration, we will need additional budget to proceed with this iconic redevelopment. Based on tender submissions, the cost of the project has risen because of reasons beyond our control, and as a result of improvements made.

For these reasons, the GC with the recommendation from PRC2, recommends that Members approve the additional budget of \$12.082m, bringing the total project cost to \$66.432m. We will be holding an EGM on 29 January 2021 for this approval to be obtained.



1. COVID-19 Provisions (\$3.108m)

- a. Cost escalation due to loss of productivity (shortage of workers)
- b. Construction of workers' quarters
- c. Salary of Safe Management Officer and Safe Distancing Officer
- d. Other COVID-Safe Worksite requirements (temporary screening facilities, contact tracing and safe distancing measures)

**Swab test costs for construction site personnel are funded by the government up to 31 March 2021. The cost estimates do not include swab tests for workers after March 2021, assuming the tests are not required then.*

2. Bored Piling Requirement (\$2.830m)

Our original design envisaged using RC (reinforced concrete) driven piles for the building. However, the latest design requires bored piles because of changes to the design of the building to accommodate a bigger basement area for additional covered carpark space and other facilities. The bored piling method generates less noise, vibration and movement to the surrounding structures.

3. Design Enhancement (\$5.844m)

- a. Enhanced design of the swimming pool deck for lush planting and various types of swimming pools for all age groups
- b. 1st storey Carpark expanded for:
 - i) Provision of more covered carpark lots.
 - ii) Shifting of club rooms to carpark level for more privacy and bringing courtyard down to bring natural light to the clubroom and carpark.
- c. Improvement of arrival experience with a separate slip road and entrance to allow a different access for golfers and multipurpose hall users.
- d. Diversion of Sime Road which is encroaching into the Freehold Land.
- e. Changed two lifts to glass lifts at the courtyard as part of enhancement of the arrival experience.
- f. MINGLE@Bukit: Various rooms (boardroom, co-working and theatre) were integrated with the corridors into an air-conditioned open plan space for a more flexible and efficient layout.
- g. Provision of Jumbo Doubles size Squash Court and bigger viewing gallery requested by T&S Committee.
- h. Provisions of dedicated changing rooms and larger area for the gym.
- i. Inclusion of Theme restaurant and enlargement of Club bar (additional 994m² of gross floor area).
- j. Inclusion of hot and cold pools at golf changing rooms.
- k. Additional buggy parking spaces

l. Water monitoring system for tennis courts.

m. Golf simulators.

n. The total gross floor area of the clubhouse has increased from 7,631 to 8,625 m².

4. Update of Authority's Requirement (\$0.30m)

There is an updated authority requirement on Sewerage and Sanitary Works (COPSSW) that took effect on 1 July 2019 after the April 2019 EGM. The new requirements mandated a change in the specifications of the piping and waste sump that increased expenses.

TIMELINE

