

FREQUENTLY ASKED QUESTIONS (FAQs) FOR REDEVELOPMENT OF THE BUKIT FREEHOLD LAND

PLANNING

UPDATED 24 DECEMBER 2020

P1. Post-2021 when the Sime Course and the Bukit Main Clubhouse are handed over to Keppel Club, how do we maintain the exclusivity of SICC properties on the Bukit Freehold Land?

The access from Sime Road into the SICC's Bukit Freehold Land premise will be segregated from the public access to Keppel Club's facilities. Members can hence look forward to exclusive access to the proposed redevelopment of the Bukit Freehold Land.

P2. What are the details of the sharing agreement for carpark lots, bag drop area, buggies and changing rooms?

Keppel Club has agreed to share the use of the carpark lots, bag drop area and changing rooms until the new Clubhouse on the Bukit Freehold Land has been completed, which is up to one month after the TOP date. Details of these arrangements will be included in the discussions with Keppel Club and finalised through the Facility Sharing Agreement.

P3. Will SICC members be able to use the facilities at the leasehold Clubhouse as members of the public?

Yes, SICC Members will be able to use the facilities as Members of the public. There will also be some privileges accorded to SICC members, and the details of these privileges will be reflected in the Facility Sharing Agreement.

P4. When we lose the Sime Course and the Bukit Course in 2022 and 2031 respectively, will the provision of golfing related facilities at the SICC's Bukit Freehold Land become redundant or excessive?

In the event that the land lease for the Bukit Course is not renewed beyond 2030, the golfing related facilities in these options may be converted to other uses to meet Members' needs.

P5. Are we replicating the facilities and services that we already have in the Island location?

No. A fundamental guiding objective of the redevelopment of the Bukit Freehold Land is to create a different club experience from the Island location. Having another clubhouse will also help us avoid overcrowding and congestion at the Island Clubhouse post-2021, and especially post-2030 when we no longer have golfing facilities at Bukit.

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P6. What are the enhancements compared to the version presented at the April 2019 EGM?

Following the April 2019 EGM, the Planning & Redevelopment Committee 2 (PRC2) has worked tirelessly to finalise the plans based on Members' feedback. Based on the final design, we called an open tender for the project and from the prices submitted, the cost of the project has risen because of reasons beyond our control, and because of improvements made. This is the breakdown of the increase in price estimates:

1. COVID-19 Provisions (\$3.11m)

- 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. 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 (boardrooms, 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.

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- k. Additional buggy parking spaces
- l. Water monitoring system for tennis courts
- m. Golf simulator
- n. The total gross floor area of the clubhouse has increased from 7,631 to 8,625 m².

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

There is an updated authority's 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.

P7. Why didn't the Club start the tender project earlier to lock in a cheaper quote before the "circuit breaker"?

After the project and design was voted by the membership in April 2019, the Club engaged several consultants e.g. Civil & Structural Consultant, Mechanical & Electrical Consultant and Landscape Consultant to work with the architect to commence the design development process. The various consultants had to submit their plans separately for authorities' approval before the Club can commence the tender of the main contractor.

It should be noted that had the tender been called before the "circuit breaker", the main contractor would still be able to claim additional COVID-19 related costs from the Club because of the disruptions caused by the lockdown.

P8. Are the design and composition of the facilities fixed?

The PRC2 and Management will work closely with the architect to finetune the details, taking into account relevant comments from Members and within the new approved budget.

P9. What is the impact to the Club if we do not approve the additional budget?

The Club will proceed with the redevelopment of the Bukit Freehold Land based on the \$54.35m budget approved in April 2019. As budget has to be set aside for the COVID-19 related costs and new authority's requirements, the Club will need to scale down the design of the clubhouse considerably. It is the view of the GC and PRC2 that this scaled-down design will not serve the Club's needs adequately and may prove to be counter-productive in the long term requiring further investment in the future. For example, we may find ourselves short of carpark space.

P10. Will the new or refurbished facilities on the Bukit Freehold Land be family and senior-friendly? Is there a co-working space to cater to the growing demand of telecommuting?

Yes. The aim is to create a resort setting designed to facilitate multi-generational family activities making for better family bonding on weekends, quiet relaxation, social or business networking for Members on weekdays.

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P11. Will the redeveloped or refurbished Clubhouse on the BFL be an environmentally-friendly building?

Environmental impact and sustainability were all key considerations factored into the design options. We have had to balance the desire to adopt green measures with the practicality and functionality of the design.

P12. How are our F&B outlets going to compete with the offerings at the Keppel Clubhouse after 2021?

We are indeed conscious of the dining options available at the Keppel Clubhouse and have made design changes to take this into consideration. The Club will continue reviewing our food offering to bring in popular dishes and to keep operations efficient yet maintain value pricing for Members.

Our F&B outlets at the new Bukit Clubhouse include themed restaurants that will offer unique dining experience and cuisine.

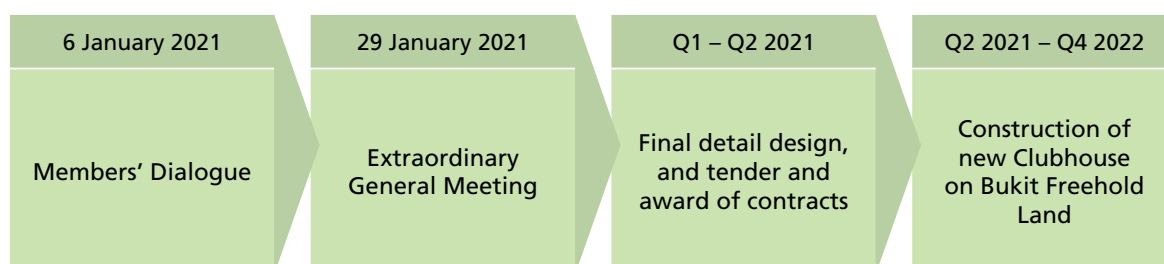
FREQUENTLY ASKED QUESTIONS (FAQs) FOR REDEVELOPMENT OF THE BUKIT FREEHOLD LAND CONSTRUCTION

UPDATED 24 DECEMBER 2020

C1. What are the measures to prevent disruption to existing sports, lifestyle and F&B facilities and services currently enjoyed by Members?

Members may use the corresponding facilities at the Island location. Some of the tennis courts are still available for play from December 2020, and the Club has arranged for Members to use squash courts at the Serangoon Gardens Country Club at certain times.

C2. What is the timeline for the development?



C3. Based on past experience, how will the Committee prevent cost overrun and significant design changes during construction?

Efforts will be made to minimise variation orders by strict compliance with the new project management processes and controls guidelines issued by the Audit Committee. The PRC2 will see through the planning, design and construction until the project is completed. This will minimise changes to the design and variation orders.

C4. How will the upcoming construction of the Cross-Island Line impact the Clubhouse?

The announcement by the Land Transport Authority on 25 January 2019 indicated that the Phase 1 of Cross Island Line (until Bright Hill station) will be operational by 2029. There was no update on subsequent phases of Cross Island Line and if it will impact our Bukit Course. In addition, the Club had obtained written permission from the Urban Redevelopment Authority to redevelop the Bukit Freehold Land. Hence the Cross Island Line would not affect us.

C5. What is the resource management plan during the construction?

Staff have been redeployed or re-designated to other available positions within the Club.

FREQUENTLY ASKED QUESTIONS (FAQs) FOR REDEVELOPMENT OF THE BUKIT FREEHOLD LAND FINANCES

UPDATED 24 DECEMBER 2020

F1. How does the Committee ensure that this investment will be sustainable in the long term?

- KPMG was previously engaged by the Club to perform a financial sustainability study in 2016. The study focused on the financial impact of the two development projects, namely the redevelopment of the Bukit Freehold Land (“BFL”) and Island Golf Course Redevelopment (“IGCR”).
- The study indicated that a lower CAPEX spend for the two development projects in the range of \$90 - \$130m, supported by subscription and price adjustments would reduce the strain on operating results and drawdown of reserves.
- With the current Club’s financial position at \$440m, the Club’s future cash position will still be healthy at \$220m after payment for the two redevelopment projects and land lease premiums for both locations.
- A CAPEX budget of \$120m on the BFL and IGCR does not require co-payment from the members and does not require creation of a tier membership structure. This helps to keep the implementation complexity low.
- Even with this additional budget to the BFL, the total CAPEX for the two redevelopment projects still fall within \$120m.

F2: Is there a need for co-payment by members for the redevelopment of the Bukit Freehold Land?

No member co-payment is required.

For any feedback and suggestions, you can email your feedback to bfl@sicc.org.sg or submit the feedback forms provided at the exhibit area at Bukit location. You may also check the display boards and website regularly for updates to the FAQs.