



FIRST WORDS

Dear Members,

These are exciting times for SICC as the projects we have embarked on make steady progress towards completion. Many of you would have played on The New Course's Composite 9-Hole, a delectable appetiser to the main 27-hole golf course which, when it opens mid next year, will be a signature event that SICC and Singapore can be proud of.

We look forward too, to another signature project - the building of the new Bukit Clubhouse on our freehold land at the Bukit location (BFL). I want to update you on some important developments concerning this project which will require your approval.

As you know, we have spent much time and effort on the BFL because, like the 27-hole golf course, we want it to be a clubhouse befitting of SICC which will enhance the Club's attraction and value. That is why we conducted a design competition, obtained Members' approval to proceed and held several dialogues to gather feedback and suggestions.

The Planning & Redevelopment Committee 2 (PRC2) has worked tirelessly for the last three years to finalise the plans. Based on the final design, we called an open tender for the project and will be selecting the successful contractor soon. From the prices submitted, it is clear the cost of the project has risen because of reasons beyond our control, and as a result of improvements made.

We are hence seeking Members' approval for the additional budget of the project and the changes made to the original design. I will now highlight the key points of the changes. Further details are in the annexes that can be found on our website.

1. COVID-19 pandemic has had a major impact on costs in the construction industry because of safe distancing measures and the shortage of workers from travel restrictions imposed. We have done an estimate of the increased costs based on the tender prices received, and it is estimated to be \$3.11m based on the lowest tender price.
2. Our original design envisaged using RC (reinforced concrete) driven piles for the building. But our consultant has now advised that we will need bored piles because of changes to the design of the building to accommodate a bigger basement for additional covered carpark space and other facilities. Having adequate parking space is critical for a club like SICC, and we believe the investment is both worthwhile and necessary. The additional cost is \$2.83m.
3. The total gross floor area of the clubhouse has increased from 7,631 to 8,625 square metres after taking in Members' suggestions and the PRC2's enhancement of the original design. Apart from a bigger car park, the changes include a theme restaurant, a bigger gym, squash courts etc. We have also redesigned the swimming pool area to make it more resort-like with interesting, sinuous-shaped pools. These enhancements will make the clubhouse a more attractive place for Members to relax and enjoy. It is also an investment for the future as the increased floor area will enable us to plan for future activities in response to Members' changing needs. These enhancements amount to \$5.844m.



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4. Some cost increases can be attributed to additional requirements from the authorities such as the Sewerage and Sanitary Works. The estimated cost of this is \$300,000.

The total additional cost from these items is \$12.082m, bringing the estimated cost of the project to \$66.432m, based on the lowest tender price.

I recognise that this is a significant amount but I want to assure members that we have studied the matter in great detail and looked at all options. We are confident that the investment is worthwhile, and that the clubhouse when completed will be a tremendous asset to SICC.

An important consideration for me and the General Committee (GC) in recommending Members' approval of the project is the Club's financial position. We are unique among clubs here that we are able to make this investment without Members' co-payment. Our reserves are very healthy and will continue to be so, even after the completion of the 27-hole golf course redevelopment and this clubhouse project.

For these reasons, the GC unanimously recommends that Members approve the additional budget of budget of \$12.082m. We will be holding an Extraordinary General Meeting (EGM) on 29 January 2021 to obtain this approval.

The GC and I look forward to your support.

Andrew Low
President
24 December 2020