

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

PLANNING

UPDATED 18 JANUARY 2021

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.

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 (\$3.108 million)

- a. Cost escalation due to shortage of migrant workers and loss of productivity arising from COVID-Safe management measures
- b. Higher cost of worker quarters and transportation due to compliance with safe distancing measures
- c. Additional cost arising from deployment of Safe Management Officer and Safe Distancing Officer
- d. Other COVID-Safe Worksite requirements (temporary screening facilities, contact tracing and safe distancing measures)

**Swab tests for workers excluded (Government will fund the cost till end March 2021, assuming the tests are not required after March 2021)*

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2. Bored Piling Requirement (\$2.830 million)

In the competition scheme, the first storey covered carpark blueprint was smaller and is located at the lower terrain of the site. As the first storey is almost the same as the existing ground level, there were no tension piles required, hence RC driven pile system was adopted for the foundation.

For the current scheme, the first storey covered carpark is expanded towards higher ground. Tension piles are required for the expanded basement. The Building and Construction Authority (BCA) was consulted and had commented that RC driven pile system is not suitable to be used for tension pile and requested to consider other pile types.

On the contrary, the bored pile system can be used as easily and effectively as tension pile. It is non-displacement pile which generates less noise, vibration and movement to the surrounding structures. As such, the number of bored piles required is less than RC driven piles.

3. 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.

4. Design Enhancement (\$5.844 million)

- a. Enhanced design of the swimming pool deck for lush planting and various types of swimming pools for all age groups.
 - i. Based on the overall landscape surface area, the current landscape design shows a slight 2.4 percent increase in area compared to the competition scheme.
 - ii. Based on the number of facilities, the quantity and range of facilities has been expanded from six to 16, there are more pools with different depths and integrated water features for different usages and various demographics:
 1. The walking pool specifically for the mature demographic
 2. The lap swimming area for intensive exercise
 3. The quiet jacuzzi area for repose
 4. Various children's play pools
 - iii. There is significant increase in tree planting at the pool deck to provide well-shaded spaces for user comfort in this hot climate. This reinforces the competition concept of "Our Family Forest" hence, the landscape design introduces a resort character to the Club with a series of organic terraces, sinuous pools, alfresco facilities, lush planting, children's play areas and multi-purpose decks for a rich all in one experience.
- 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 club room 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. This is in order to reduce likelihood of traffic congestion at the main drop off during peak period.
- d. Diversion of Sime Road which is encroaching into the Freehold Land.

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- e. Changed two lifts to glass lifts at the courtyard as part of enhancement of the arrival experience.
In the competition scheme, the lifts were designed in an enclosed lobby and the courtyard was on the second storey. As the design was developed with PRC 2 the Club rooms were shifted from the second storey to the first storey carpark for greater privacy based on the comments received. The landscaped courtyard was lowered to the first storey to bring light and ventilation into the carpark and the Club rooms. The lifts are not located in the courtyard and changed to a glass lift design overlooking the courtyard as part of the enhancement to Members' experience.
- f. MINGLE@Bukit: Various rooms (Boardroom, co-working and theatrette) were integrated with the corridors into an air-conditioned open plan space for a more flexible, compact and efficient layout.
- g. Provision of Jumbo Doubles size Squash Court and bigger viewing gallery.
A Jumbo Doubles Squash Court requires higher headroom clearance and the floor slab to be lowered, resulting in requirement for platform lift to comply with BCA Accessibility Code. The viewing gallery's width has been increased from 5 metres to 8.5 metres. The front wall finishing has been changed from hard plaster to a sand filled system.
- 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 simulator
- n. The total gross floor area of the clubhouse has increased from 7,631 to 8,625 m².

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.

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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.

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.

P13. Are Members allowed to vote for specific proposed design enhancements instead of voting for the entire bundle?

The Management and Committees have taken all feedback into consideration and these enhancements are for the benefit for the entire Membership.

P14. Will there be a cut-off date to finalise the Clubhouse design? The proposed Clubhouse design looks different from the competition stage design.

The general layout of spaces and facilities around the pool area has not deviated much from the competition scheme. The entrance lobby circulation to the F&B facilities and to the sports facilities remain unchanged.

The main changes to the planning are the expansion of the carpark and the amalgamation of various spaces into MINGLE@Bukit. A further change made was to shift the building towards north to provide rows of tree planting to mitigate the visual impact of the large tennis court roof to improve the arrival experience of Members. Should the need arise, the tree planting area adjacent to the arrival driveways could possibly be turned into carparks, provided we are given permission by the authorities in future.

The Club was unable to finalise the design earlier due to the discussions with Labour Movement where the Labour Movement proposed that the Club run the Sime Course as a public golf course and with Keppel Club finally taking over the site. The team endeavours to expedite the process and complete the project by end of 2022.

P15. With all these changes, when is the expected completion date?

If the tender is awarded in Q1 2021, the project will be completed in Q4 2022.

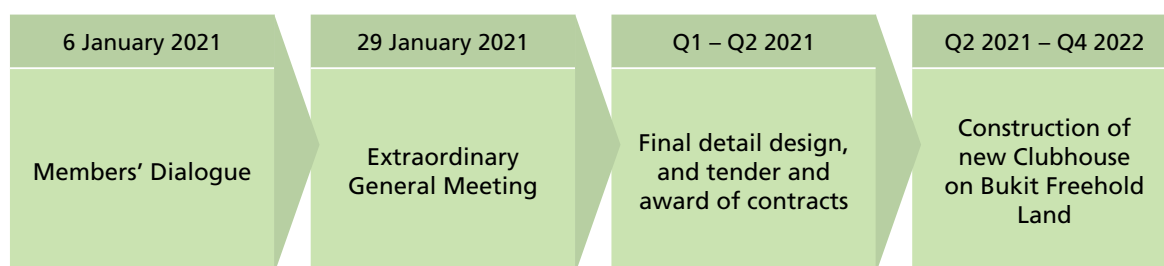
FREQUENTLY ASKED QUESTIONS (FAQs) FOR REDEVELOPMENT OF THE BUKIT FREEHOLD LAND CONSTRUCTION

UPDATED 18 JANUARY 2021

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

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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.

F3. Are the costs of materials expected to increase significantly with COVID-19 measures worldwide and increased shipping costs?

The cost of materials is expected to increase in the next few months. This is due to stiff global competition for resources, increased shipping cost and the current uncertain market conditions.

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.