



MEMBER'S DIALOGUE

REDEVELOPMENT FOR THE BUKIT FREEHOLD LAND

The Members' Dialogue on the redevelopment plans for the Bukit Freehold Land was held on Wednesday, 6 January 2021 through electronic means, due to the regulations in place due to COVID-19. Club President Andrew Low, Vice President Han Fook Kwang, Club Captain Vincent Wee, Chairman of the Planning & Redevelopment Committee 2 (PRC2) Edwin Lee and General Committee (GC) Member Tan Chee Meng were present at the Island Ballroom along with General Manager Desmond Tay. The rest of the GC Members and 139 Members joined in the dialogue remotely by observing and listening to the proceedings of the meeting.

The following is the transcript of Club President Andrew Low's opening address:

Good evening Members,

Thank you all for joining us virtually as we continue to embrace the new normal. Despite the current circumstance, it is encouraging to see Members participating in these dialogues, which clearly reflect the interest of Members at our Club.

Since the Club's reopening in mid-June 2020, the construction industry is resuming slowly in a safe manner under the authorities' guidelines. This pandemic has inadvertently delayed the timelines of our two major redevelopment projects, namely the 27-hole golf course and the redevelopment of the Bukit Freehold Land. Currently, we are targeting to open the 27-hole golf course mid-2021.

As for the redevelopment of the Bukit Freehold Land, the Planning & Redevelopment Committee 2 has been working tirelessly for the last three years to finalise the plans. Since Members approved the project at the April 2019 EGM,

the team has further refined the design from the various feedback received. The authorities have also imposed additional construction requirements and COVID-19 measures. From the tender submissions, it is clear the project cost has risen because of reasons beyond our control and as a result of design enhancement.

Today, we have come to an important juncture of the project. The GC, with the advice from PRC2 is recommending to the membership to approve the additional budget of \$12.082 million to include the authorities' requirements and design enhancement. This brings the total project cost to \$66.432 million.

The Club has to make a decision on whether to increase the project budget and provide Members with a Clubhouse which befits SICC; or stick with the previous budget where part of it has to be set aside for COVID-19 related costs and new authorities' requirements. This would result in a scaled-down design of the Clubhouse which may not serve Members' needs adequately.

I understand that the foremost concern of Members may be the health of the Club's financials after approving additional budget. I would like to reassure you that SICC's financial position will remain healthy even after paying for the land lease premiums for both locations, the 27-hole golf course and this Clubhouse. We are unique among the Clubs here that we are able to carry out this redevelopment without Members' co-payment.

Therefore on behalf of the GC and myself, I would like to urge Members to give due consideration for the increase in budget in building a well-serving Clubhouse for all Members and the generations to come.

Thank you.



The following is the transcript of Chairman of the PRC2, Edwin Lee's address:

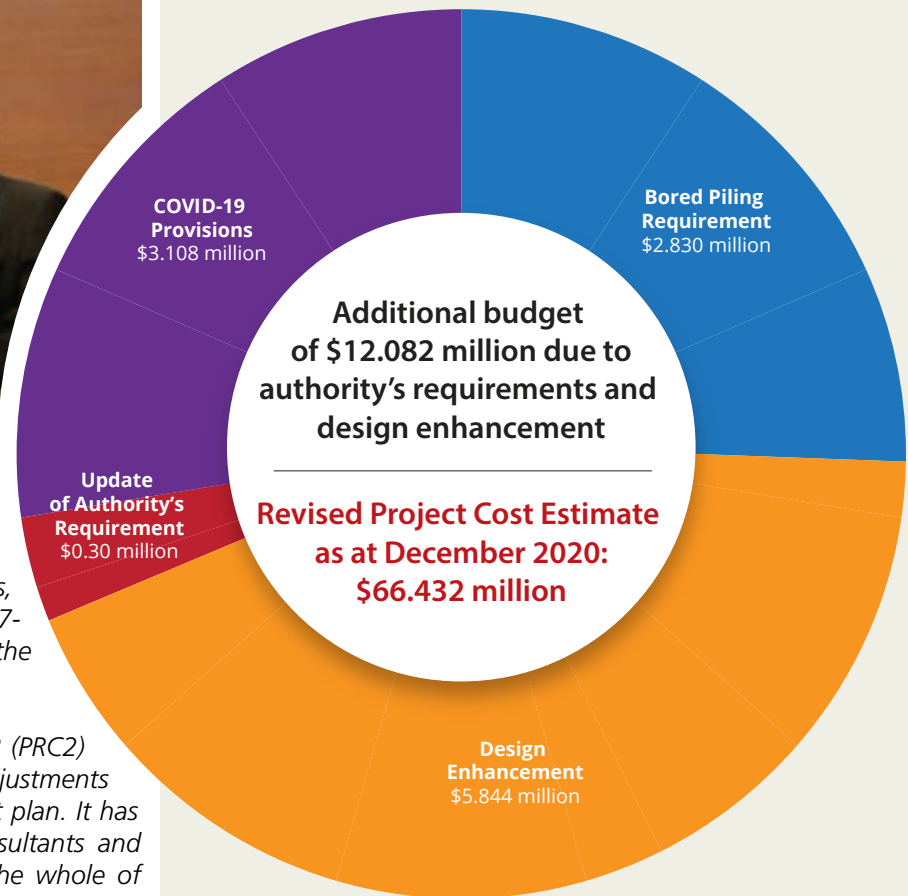
As stated in the President's opening address, the pandemic has inadvertently delayed our 27-hole golf course and the redevelopment of the Bukit Freehold Land.

The Planning & Redevelopment Committee 2 (PRC2) has over the last 36 months worked on adjustments and refinements to the Club's redevelopment plan. It has been a challenge for both our project consultants and PRC2 having to change gears throughout the whole of last year with the outbreak of the pandemic coupled with ongoing discussions with the Labour Movement. Much of our work had to be redone and then put on hold pending the outcome. One of our concerns was the duplication and over provision of F&B facilities. As you all know, it is now confirmed that Labour Movement is not taking over Sime Course, the 19th Hole and the OKA Japanese Restaurant, and with Keppel Club taking over instead, the PRC2 had to rethink the whole F&B strategy to ensure sustainability of Bukit Town Club in years to come.

At this evening's dialogue, we have our lead and supporting consultants to elaborate further on the cause and quantum of the budget increase due to COVID-19 and further design enhancements. Resulting from all these events, the PRC2 is recommending for membership to support and approve a 20 per cent increase from the budget approved at the EGM held in 2019.

Members can be rest assured that nearly every stone has been turned over by the consultants and the PRC2 to ensure that there are no unnecessary expenditure yet maintaining the high quality standards expected by our members.

Mr Tan Chee Kiang, DP Architects and the consultants Ms Helen Smith Yeo, STX Landscape Architects (Landscape Consultant), Mr Kwan Yuet Leong, Surbana Jurong (Quantity Surveyor), Ms Cheng Li Kiang, P&T Consultants (Civil and Structural Engineer) and Ms Lam Siew Ping, Conceptia (Mechanical and Electrical Engineer) presented the components of the additional budget of \$12.082 million.



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

- Cost escalation due to shortage of migrant workers and loss of productivity arising from COVID-Safe management measures
- Higher cost of worker quarters and transportation due to compliance with safe distancing measures
- Additional cost arising from deployment of Safe Management Officer and Safe Distancing Officer
- 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)

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 Authorities' Requirement (\$0.30 million)

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.

Preliminary Design during Competition

- a. No waste sump at certain interval in the kitchen at above ground level.
- b. Pipe sizing of 150mm provision for waste and soil wastepipe.

Extracted new clause in COPSSW 2nd edition 2019

- c. For ground level, the size of the drain line between waste sumps; waste sump and screen chamber, ICs, IC and screen chamber at upstream of grease trap shall not be smaller than 250mm in diameter.
- d. For above ground level, the size of the discharge stack and discharge pipe between waste sumps, waste sump and discharge stack, discharge stack and IC at upstream of grease trap shall not be smaller than 250mm.
- e. A waste sump shall be provided at interval of five stall length.

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 per cent 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. First 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 multi-purpose 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.
- 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 PRC2 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 now 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 theatre) were integrated with the corridors into an air-conditioned open plan space for a more flexible, compact and efficient layout.
- g. Provision of Jumbo Double 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 GFA).
 - 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.



Below are the summary of questions received prior to the Members' Dialogue and the Club's response:

Feedback dated 29 December 2020 from Mr Ang Chor King who asked if the Club has plans to sand cap the Island Course in view of poor course conditions during the rainy season.

Feedback dated 3 January 2021 from Mr Eddie Eng who asked how often the food menus at the Lookout and 19th Hole are reviewed, and the maintenance programme to ensure cleanliness and hygiene at the indoor tennis court surfaces.

As these feedback are not related to the redevelopment of the Bukit Freehold Land, the Club will contact the members directly.

Feedback dated 24 December 2020 from Mr Chia Ping Kheong who enquired on the design changes and the number of carpark lots at the new clubhouse.

The prevailing Code of Practice only allows an upper bound of 111 lots for this development. A waiver is in progress to seeking a waiver to increase the allowable parking lots to 153 lots. To support this waiver, a traffic design review was recently done for the BFL redevelopment.

The projected usage for the Bukit Freehold Clubhouse is 240 lots during the peak periods (weekend lunch periods). One possible option is to enlarge the basement carpark but this is a costly option (up to six million dollars) and is still subject to the authority's approval. To resolve the carpark shortage issue on weekends, the Club has a backup plan of using the Carpark E on the TOL land which can accommodate up to 100 carpark lots.

Feedback dated 2 January 2021 from Ms Natalia Tan who asked if the additional slip road will require additional security, alternatives to the lush planting around the swimming pool deck and the definition of "water necklace" at the swimming pool deck. She also asked if the hot and cold pools at the new Clubhouse would be underutilised, the purpose of the water monitoring system for the tennis courts and the reasoning for the mix of F&B outlets at the Clubhouse.

The additional slip road will require an additional traffic gantry to be installed.

As compared to alternate methods for shade such as trellises or umbrellas, trees significantly improve local environmental conditions and provide more shade due to the much larger extent of canopy, as well as a much better quality of shade (ambient temperature being cooler by several degrees centigrade) due to their ability to absorb radiation. The pool filtration system has inlets in the floor which constantly pushes water up and outwards, towards the collecting overflow drains whereby SS mesh baskets are placed to trap and collect leaves.

"Water necklace" is a linear series of small water bubblers which serve to make the pool edge more visible.

Many Members have enjoyed the hot and cold pools at the Island location and Members can use these pools at the new clubhouse.

The water monitoring system is a fire protection system required for the existing covered tennis courts to comply with code requirements.

Instead of an air-conditioned all-day dining restaurant, Members will have the option of dining at the air-conditioned themed restaurant (F&B outlet with a sports concept) with alfresco dining at the pool deck in addition to the naturally ventilated all-day dining area. As the existing Bukit Bar is small, the proposed Club bar can accommodate more people. In total, there are three F&B outlets and one bar planned for the Bukit Freehold Clubhouse.

Feedback dated 3 January 2021 from Mr Michael Chee who suggested periodic water spraying at the work site to control dust and prevent the swirling dust from affecting Members, particulate and sound resistant barrier near the site and shorter construction hours. He suggested a safe path between the courts and the Clubhouse and warning signs on speed limits around the work site. Mr Chee also asked on the maintenance programme for the tennis courts and player amenities e.g. towels and water dispensers.

The contractor is practising periodic spraying of water to control the dust and will increase the frequency of water spraying during dry weather. However, in order to meet the construction timeline, the contractor is unable to shorten the construction hours but they will minimise heavy noise and dust generating activities after office hours.

Buggies have been used to ferry members between the tennis courts and the clubhouse. A temporary walkway (adjacent to Sime Road opposite the putting green) between the tennis courts to the clubhouse is currently being constructed. Traffic controllers and warning signs will be used to manage the traffic at the crossing to ensure safety of pedestrians.

As these are outdoor but covered tennis courts, and it is difficult to prevent wildlife and monkeys from entering the area. The staff cleans the area at 6:30am daily and again during noon when court usage is low and the courts are



jet cleaned weekly. Alternatively, the Club will increase the frequency of the cleaning of the area. The contractor is also doing some improvement works to improve drainage of rainwater in order to protect the courts from the weather.

Like any other facility at the Club, towels are only provided at the changing rooms. The only exception is at the gym where towels are issued to dry the seats and equipment after use for hygiene purposes. In view that the nearest changing rooms are at the Clubhouse, the Club will explore the issuance of face towels at the tennis courts area. Additionally, water dispensers will be fitted and the blinds will be repaired soon.



Feedback dated 4 January 2021 from Mr Kenneth Ong who suggested lower tennis court rental fees in view of the dusty playing conditions, lack of amenities nearby e.g. towels, water dispensers and changing rooms and no pathway access to the clubhouse.

Buggies have been used to ferry members between the tennis courts and the clubhouse. A temporary walkway (adjacent to Sime Road opposite the putting green) between the tennis courts to the clubhouse is currently being constructed. Traffic controllers and warning signs will be used to manage the traffic at the crossing to ensure safety of pedestrians.

Like any other facility at the Club, towels are only provided at the changing rooms. The only exception is at the gym where towels are issued to dry the seats and equipment after use for hygiene purposes. In view that the nearest changing rooms are at the clubhouse, the club will explore the issuance of face towels at the tennis courts area. The water dispensers will be fitted soon. The Club will review the rental fees for the tennis courts.

Feedback dated 4 January 2021 from Mr Terry Ng who asked for the additional squash facilities and costs in the new clubhouse.

One court will be changed to an international standard jumbo doubles court and the front walls of the squash courts will be changed from hard plaster wall to sand-filled wall system. The incremental cost is approximately \$260,000.

Below is a summary of discussions during the Questions & Answers Session:

Design and Facilities

Will having an irregularly-shaped lap pool result in more unusable water area than a rectangular lap pool?

This is not the first case of an organic pool design. There are many instances in Singapore, and also in other countries, of irregularly-shaped pools serving the same purpose as that of a rectangular shaped pool – for exercise as well as recreational play. In the instance of our lap pool, straight edges of the 33.3 metre lap length are safeguarded.

The swimming pool enhancement is artistic but is unlikely to be appreciated. Unlike the 1980s and 1990s when pools were luxe features, many now have access to very exotic pools in their condominiums or houses. A regular sized and functional pool has lower maintenance costs and will serve members better.

The organic pool design was a conscious intent to not replicate that which the SICC already has: rectangular competition and training pools at the Island location. There was an opportunity here to provide a different environment and a resort character for the Bukit Clubhouse. As it is deemed standard for most condominiums to have exotic pools today, all the more reason that the Bukit Clubhouse remains prestigious and should not be seen to fall short, by the provision of yet another sterile training or competition pool. The Bukit location aims to be a family resort club to cater to all ages, and it is the presence of trees that will give this clubhouse a timeless character - so as to fit seamlessly within its lush context, and to be in keeping with the competition design stage approved concept of "Our Family Forest".





Will there be steps provided in the lap pool for the elderly to walk into the pool gradually rather than steep vertical steps similar to those in competition pools?

Yes, steps with handrails were included in the lap pool since the inception.

May I suggest not having too many trees around the swimming pool as it would make the water cold?

The placement of trees at the pool deck is not a uniform cover over the whole space. The design intent is to have different areas - some with clusters of trees for good quality shade especially at the non-swimming areas, while other areas such as the river (walking) pool and the lap pool are mostly exposed to sun.

If the watering system is required by law, should this be included already in original quote?

The need for water monitoring system is required according to the Fire Code due to changes to the design after the competition.

I suggest the inclusion of a more private area for the Club bar as it can become noisy which will interfere with diners. Combining the bar with the general dining area may become divisive.

The Club Bar is situated at the third storey and away from the general dining area. At the second storey, Members will have the option of dining at the air-conditioned Themed Restaurant (F&B outlet with a sports concept), alfresco dining at the pool deck and the naturally ventilated All-Day Dining area.

Will there be a space for screening of movies with a good audio and video system?

Rooms in MINGLE@Bukit are planned to be further developed with the interior designer, and may be used for movie screenings.

At the competition stage, there was a provision for buggy parking. May I know how many buggies will be provided now?

There was a provision of parking space for 80 buggies at the competition stage, and we are exploring to increase the parking space for 100 buggies.

Kindly explain the need for golf simulators and watering system for the Tennis Courts.

The idea of having golf simulators was suggested by golfers hence, we have decided to include it as an additional feature within the sports themed restaurant. As such, the golf simulators can be used in the event of bad weather or when the driving range is full. The watering monitoring system is a fire protection system required in the case of the sheltered tennis court by Fire Code as covered spaces are potential fire hazards and the sheltered tennis court is very close to the main clubhouse building; in the event of fire within the tennis courts, the water monitoring system will be able to spray out water to curb the spread.

After the drop off enhancements, how does a driver drive to the carpark?

Drivers may choose to drop off passengers or bags either at the main drop-off or the secondary drop-off via a new slip road. The main access to the first storey carpark is between the two drop-offs and remains unchanged from the competition scheme.

When will we impose a cut-off for any further change to the design? The current plan is almost unrecognisable versus the competition.

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 extension of the carpark and the amalgamation of various spaces into MINGLE@Bukit. A further change made was to shift the building towards the north to provide rows of tree planting to mitigate the visual impact of the large tennis court roof so as 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 discussions with the Labour Movement (LM) where the LM proposed that the Club run the Sime Course as a public golf course and with Keppel Club taking over the site. The team endeavours to expedite the process and complete the project by end of 2022.



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

If the Club can award the tender in Q1 2021, the project will be completed in Q4 2022.

Thanks to the various Committees for their hard work. Not an easy job at our Club! Personally, I like the new layout of the swimming pools. It gives a nice resort feel at least to the plans displayed today. Lastly, I hope that we could add in one more item – a peripheral jogging track around our property as I think it would be very well utilised.

The team will look into this feedback.

Budget and Voting

What is the additional cost incurred in changing to the glass lifts?

The cost for the glass lifts amounts to \$130,000.

Please provide the breakdowns of the \$5.844 million design enhancements.

The design enhancements consist of:

Swimming Pool Deck	:	\$200,000
Carpark (lots and guard room)	:	\$500,000
Additional Slip Road	:	\$40,000
Diversion of Sime Road	:	\$140,000
Glass Lifts	:	\$130,000
MINGLE@Bukit	:	\$300,000
Jumbo Double-sized Courts	:	\$260,000
Dedicated Changing Rooms	:	\$150,000
Sports Themed Restaurant and Club Bar	:	\$3,200,000
Hot and Cold Pool	:	\$404,000
Buggy Parking Space	:	\$120,000
Water Monitoring System	:	\$200,000
Golf Simulators	:	\$200,000

Are the costs of materials expected to increase significantly with COVID-19 measures world-wide and increased shipping costs?

We expect the cost of materials to increase further in the next few months. This is due to stiff global competition for resources, increased shipping cost and the current uncertain market conditions. After awarding the tender and finalising the changes, there will not be an increase to the cost.

Can we vote on whether or not to cut down the greenery around the swimming pool? Additionally, we have a monkey issue at the current clubhouse, would having more greenery encourage this?

SICC is fortunate to be situated near a nature reserve, amidst an enduring forest of green. The greenery proposed in the redevelopment of Bukit forms an intrinsic part of the external palette where it reinforces the distinctive qualities of the nature reserve for the creation of a timeless environment with a resort-like clubhouse set within nature. It is not necessarily true that more greenery attracts monkeys as it has been seen at the Club that monkeys also encroach into areas where there are either very little or no greenery, like at the tennis court and around the rooftop of Bukit 19th Hole.

Members will have to vote for or against the incremental budget of \$12.082 million (including all design enhancements) in its entirety.

Can we vote at the EGM for the extra budget on whether or not to have a normal rectangular pool with minimal greenery as opposed to the current pool design?

Normal rectangular swimming pools with sparse planting already exist at the Island location. The pool design for Bukit Club befits a family resort club that caters to all ages, in keeping with the competition design stage approved concept of "Our Family Forest".

Members will have to vote for or against the incremental budget of \$12.082 million (including all design enhancements) in its entirety.

Will we be allowed to vote for the proposed enhancements instead of bundling them all together?

The team has taken all feedback into consideration and these enhancements are for the benefit for the entire Membership.

Are we supposed to vote today at the close of the meeting? How many Members are currently present? Do we have a quorum?

An EGM is scheduled on 29 January 2021 and details of the voting will be shared with Members in due course.