



2nd EOGM of the 127th MC

Q&A

Dear Members,

We know you have questions about the upcoming Extraordinary General Meeting (EOGM) on 18 October 2025, regarding the Transformation Works.

We set out below the following Q&A in response to the queries we received to make everything as clear as possible to you.



Why has the resolution (Resolution 1) for the payment of the Land Betterment Charge been put forward to members?

1. The Transformation Plan previously approved by the members requires planning permission from the Urban Redevelopment Authority (URA) for the proposed additions and alterations works in Basement 2 (the "Basement 2 Works"). To obtain this planning permission, the conditions stipulated in the Provisional Permission (PP) needs to be complied with, which includes the payment of a Land Betterment Charge of approximately S\$4.9 million to the Singapore Land Authority (SLA).
2. The amount of the Land Betterment Charge substantially exceeds what had been expected and budgeted for when the Transformation Plan was approved by members.
3. As the Transformation Plan (and specifically the Basement 2 Works) had previously been approved by members, any change thereto including the decision whether to proceed (or not to proceed) with the Basement 2 Works and payment of the Land Betterment Charge should similarly rest with members.
4. To be clear, Resolution 1 has not been tabled by the Management Committee with any desire or intention to procure additional funding from members for the payment of the Land Betterment Charge.
5. If Resolution 1 is passed, however, the Billiards Room and the Club's administration offices will be relocated to Basement 2 as originally planned, and funding for the unbugeted portion of the Land Betterment Charge will be raised from members pursuant to Rule 37 of the Constitution.



Can members reject Resolution 1?

Yes. Members can vote either "For" or "Against" Resolution 1 at the EOGM.

What happens if Resolution 1 is not passed by the general body?

If Resolution 1 is not passed, the Basement 2 Works will not proceed, and members will not be required to provide any additional funding for the Land Betterment Charge. The Club will instead proceed in accordance with either Resolution 1a or 1b, whichever receives the higher number of votes.

Why have Resolutions 1a and 1b been tabled?

1. If only Resolution 1 is tabled and is not passed, it would be incumbent on the management committee to proceed with the conversion of the Billiards Room to a co-working space under the Transformation Plan previously approved by members.
2. By tabling Resolutions 1a and 1b, members are given the option of whether the Club should continue with the conversion of the current Billiards Room to a co-working space as originally approved (Resolution 1a) or to proceed with a revised plan which accommodates both a Billiards Room and a co-working space (Resolution 1b). In tabling these two resolutions, the management committee has taken into consideration that a Billiards Room was originally approved as part of the Basement 2 Works and that members may wish to continue having a billiards room as a club facility.



Can I reject both Resolutions 1a and 1b?

Members can reject both Resolutions 1a and 1b by abstaining from voting. However, in order for the Transformation Works to remain on schedule, the management committee will proceed on the basis of which option receives the most votes.

How is the voting process to the proposed resolution?

1. Members will be given 2 voting slips to vote on at the same time.

Voting Slip 1: To approve the Basement 2 Works and payment of the LBC (Resolution 1)

- Members will vote either "Yes" or "No" to this resolution by ticking on the relevant box.

Voting Slip 2: To Proceed with the conversion of the Billiards Room to a co-working space as previously approved (Resolution 1a) OR to proceed with a reconfigured plan to integrate a Billiards Room within the co-working space (Resolution 1b), if Resolution 1 is not passed.

- Members will vote for either Resolution 1a OR Resolution 1b by ticking "Yes" on the box for the relevant resolution.



2. If Resolution 1 is passed by a simple majority, the votes for Voting Slip 2 (Resolutions 1a or 1b) will not be counted and the Club will proceed with the Basement 2 Works and payment of the LBC.
3. If Resolution 1 is not passed by a simple majority, then the votes for Voting Slip 2 will be counted and the Club will proceed in accordance with the resolution (Resolution 1a or 1b) that receives the higher number of votes. If both Resolutions receive the same number of votes. The Club will proceed with either of these resolutions at its discretion.
4. Members can abstain from voting for any of the resolutions by leaving the boxes in Voting Slips 1 and 2 unticked. The following will be treated as spoilt votes:
 - If a member ticks on both boxes for Resolution 1.
 - If a member ticks on the boxes for both Resolutions 1a and 1b.

We hope this clarifies the options for the meeting, and count on you for the success of our club transformation.