



# 2nd EOGM of the 127<sup>th</sup> MC

## Frequently Asked Questions

Dear Members,

Following the Q&As published last Friday, we have compiled additional frequently asked questions (FAQ) along with their answers.

We hope this will provide you with greater clarity ahead of the Extraordinary General Meeting.



## **Questions Pertaining to Land Betterment Charges (LBC).**

### **Q1: Why has Resolution 1, regarding the payment of the Land Betterment Charge (LBC), been put forward to members?**

The Transformation Plan previously approved by members requires Written Permission (WP) from the Urban Redevelopment Authority (URA) for the proposed additions and alterations (A&A) in Basement 2 (the “Basement 2 Works”).

To obtain this approval, the Club must fulfil the conditions stipulated in the Provisional Permission (PP), including those set by the Singapore Land Authority (SLA). SLA requires the Club to pay a Land Betterment Charge (LBC) of approximately S\$4.9 million if the Club proceeds with the works. Hence, Resolution 1 seeks members’ approval to proceed on this basis.

### **Q2: How much was provisioned in the approved budget for the Land Betterment Charge (LBC)?**

Of the S\$16.6 million approved project budget, S\$1.5 million was set aside for potential LBC costs. This figure was based on the Club’s initial plan to apply under Use Group E (Community, Sports, and Fitness Building). However, the SLA has clarified that the applicable rate for SRC falls under Use Group A (Commercial), resulting in an estimated charge of S\$4.9 million.



**Q3: Why is there such a significant difference between the provisioned LBC and the S\$4.9 million indicated by SLA?**

The original budget assumed an LBC rate under Use Group E (S\$910/m<sup>2</sup>). The exact rate, however, is determined only after URA issues the Provisional Permission (PP). Following the PP issued on 19 June 2025, the Club sought clarification from SLA on 20 June 2025. SLA later confirmed on 15 July 2025 that the applicable rate is Use Group A (Commercial) at S\$15,400/m<sup>2</sup>, bringing the total estimated LBC to S\$4.9 million.

**Q4: How was such a fundamental issue like the LBC overlooked by the Management Committee?**

The MC did not overlook this matter. The Club initially applied under Use Group E (Community, Sports, and Fitness Building) with a lower LBC rate of S\$910/m<sup>2</sup>. The final rate determination rests with the SLA, which ultimately classified the project under Use Group A (Commercial) at S\$15,400/m<sup>2</sup>.

**Q5: Will the Club pursue legal action against consultants for not identifying the LBC issue earlier?**

There is no professional negligence involved. The Club had applied for the most favourable rate possible but was unsuccessful. The MC is now seeking members' direction transparently to resolve this issue while other unaffected works continue.

**Questions Pertaining to Changes to Transformation Plan (TP) and Potential Implications**

**Q6. With the omission of the Link Bridge, Heritage Gallery, and Brunch Café, how much savings will there be, and are these savings sufficient to cover the S\$4.9 million LBC?**



The omission of the Link Bridge, Heritage Gallery, and Brunch Café provides estimated savings of approximately S\$200,500 and S\$245,130 respectively. However, these savings are insufficient to offset the S\$4.9 million Land Betterment Charge required for the Basement 2 Works.

**Q7: What are the financial implications of these changes, especially since members were not alerted earlier?**

Basement 2 works have not commenced and as a result of the changes of the LBC, MC had tried speaking to the authorities a few rounds while concurrently working on various options. Given that the authorities are unable to grant our club the special approval to tag the transformation of B2 under Group E LBC, the MC has also since engaged with various affected sections of B2's original TP and hence put up credible options for members to decide on. There will be financial implications should we delay the commencement of L2's TP as the entire TP's schedule is intertwined on the successful completion of each component.

**Q8: What corrective or mitigation measures is the MC taking to reduce financial losses, if any?**

There are currently no financial losses as the Basement 2 works have not started.

**Q9: Why is a co-working space necessary?**

The co-working space aims to serve as a multi-use facility. With the management office being downsized from Basement 2 to Level 1 as current Level 1 management office will now need to house the mahjong and



cards room, hence, housing only the General Manager's office and a few departments handling sensitive documents, many staff will now adopt a hot-desking arrangement utilising some of the co-working space. The co-working space can also be converted into event space for our members especially during national level events such as NDP and F1, which the management believes would again benefit a larger base of our members. The co-working space will therefore serve as an additional shared workspace for both members and staff, and will not be open to the public.

**Q10: Where will table tennis activities be located?**

Table tennis activities will continue in the existing table tennis room. Additional tables may be set up on Levels 1 and 3 when there are no events, subject to scheduling and reservation.

**Q11: Where will Mahjong and Cards room be located?**

The Mahjong and cards room will relocate from level 2 to level 1, taking over part of the management office's current space.

**Q12: Would this mean the original Transformation Plan (TP) must be modified since the Basement 2 car park can no longer be used as originally intended?**

Yes. Basement 2 car park will retain as its current use.



**Q13: Will Basement 2 revert to its original use as a car park, and how will facilities be adjusted?**

Yes. Basement 2 will remain as a car park. Facilities initially planned for relocation will be reconfigured within the existing building layout where possible and as such, the MC has laid out two options (Resolutions 1A and 1B) for members to decide what is the best way forward to accommodate these adjustments and minimise inconveniences to our members as much as possible.

**Q14: Will members receive an explanatory note prior to the EOGM explaining the Resolutions and their implications?**

The purpose and scope of this EOGM have already been outlined in the official Notice of Meeting issued to all members. A follow-up Q&A communique to explain the voting procedures and implications has been issued and do refer to the [link](#).

**Q15: Will the completion of the Transformation Plan be delayed, and when will the affected facilities reopen?**

The updated completion timeline for the respective facilities remains on schedule and the completion of the entire TP plan is scheduled for end-2026. However, if Resolution 1 is passed, extension of time approximately 3 to 6 months is expected due to the time required to raise the funds to pay LBC.

The updated completion timeline for the respective facilities will be shared with members during the EOGM presentation.



**Q16: Will the MC convene a Town Hall to update members on project progress, cost implications, and facility access?**

The appointed consultants will provide an update on the Transformation Project during the upcoming EOGM and update all members via our regular transformation update channel on our website post-EOGM.

**Questions Pertaining to the Impact of each Resolution to the Original Transformation Plan (TP)**

**Q17: If members vote in favour of the hybrid option (Resolution 1B), how will the Level 1 management office differ from other options?**

Under Resolution 1B, the Level 1 management office will be downsized significantly, retaining only the General Manager office and essential departments managing confidential functions. The remaining staff will adopt hot-desking, supported by the future co-working space when additional workspace is needed.

**Q18: Will members be required to contribute additional funds if Resolution 1A or 1B is approved?**

If resolution 1 is voted “No” by majority of members and hence rejected by members, the additional levy of \$4.9 million will not be needed to be topped by members. The adjustment to the TP for B2 would be to proceed without the B2 A&A works.

**Q19: What happens to the Basement 2 works if Resolution 1 is not approved?**

The Basement 2 works have not commenced, primarily due to the high LBC. If Resolution 1 is not approved, the works will not proceed.



**Q20: Does approving the First Resolution mean members will need to pay the S\$4.9 million LBC through available funds or an additional levy?**

Yes. Approval of Resolution 1 authorises the Club to pay the LBC using available funds or, if necessary, through additional levy arrangements as permitted.

**Q21: If Resolution 1A or 1B is approved, would that mean the additional S\$4.9 million LBC would not need to be raised from members?**

Yes. Approval of Resolution 1A or 1B would not require members to top up additional funds to carry on the renovation works.

**Q22: Why is there no option to put the Transformation Project on hold if members find both options unviable?**

Placing the Transformation Project on hold is not advisable, as it would cause confusion and result in financial losses due to ongoing contracts with consultants and contractors. The Management Committee believes it is in the Club's best interest to proceed decisively rather than suspend the project indefinitely.

### **Other Questions**

**Q23: Why does it appear that the Management Committee (MC) is high-handed in decision-making?**

The perception of "high-handed" by MC is misplaced as the MC always adopt a careful and member-centric approach to decision-making.

The MC deliberates extensively on all major matters, acting only after careful consideration of options and



always in the best interest of the club and members. This is supported by multiple engagements with various stakeholders and members since 2023 to create the transformation plan to future proof SRC. Every decision of the transformation plan have been considered and consulted at the transformation subcommittee level prior to its approval by the MC.

**Q24: Why were the rain trees along Stamford Road removed, and was approval obtained from NParks?**

The trees were removed to improve visual clarity, accessibility, and safety, as they were located very close to existing structures. Replacement landscaping works are being planned. Since the affected trees were within the Club's boundary and outside any Tree Conservation Area (Non-TCA), NParks approval was not required for their removal. However, NParks' clearance was sought solely for the Certificate of Statutory Completion (CSC) process.

**Q25: Would it be feasible to allocate a small area in Basement 2 for the Billiards Room?**

This is not feasible. The existing space is designated as a car park, and converting it would require the installation of a smoke extraction system and attract the same LBC commercial rate.



**Q26: Is the Billiards Section closing down?**

No. The Billiards Section will continue to be located on Level 2 if resolution 1B is approved. However, if resolution 1A is adopted (no Billiards room), the management will work closely with our Billiards section to find suitable alternatives.

**Q27: Has the Club obtained a permit from the Building and Construction Authority (BCA) to commence work?**

Yes. The BCA granted the permit to commence structural works on 22 August 2025 for the Panorama project.