



President's Message on the upcoming Extraordinary General Meeting

Dear Members,

As we approach the Extraordinary General Meeting (EOGM) on Saturday, 18 October 2025, I would like to take this opportunity to share the background and purpose of this meeting and why your participation is so important.

Our Transformation Project is making good progress since members first approved the plan. Key milestones include the refurbishment of the Courtyard, the retrofit of chillers, the upgrading of passenger lifts and female changing rooms, as well as the refreshed Oasis@Padang, Le Mansion, and newly opened Barker's. These enhancements have brought new energy to our Club, improving both comfort and experience for all members.



Figure 1: Highlights of Completed Works

The upcoming EOGM will focus primarily on Resolution 1, which concerns the payment of the Land Betterment Charge (LBC) of approximately S\$4.9 million required by the Singapore Land Authority (SLA). This charge arose as a condition for obtaining Provisional Permission (PP) from the Urban Redevelopment Authority (URA) for the Basement 2 works, which were previously approved by members as part of the Transformation Plan. Only with the PP, can our club commence B2 works and at the same time apply to SLA for an official quote of the LBC.



However, the LBC amount imposed by SLA now is substantially higher than what had originally been budgeted, and therefore, the Management Committee believes that members should once again decide whether to proceed with this payment.

We wish to clarify that the procedures undertaken for the Transformation Works have been both cautious and prudent. The approved budget, prepared by our appointed consultants, included provisions for Land Betterment Charges (LBC) and allowed flexibility to adjust for any potential changes. In addition, the Transformation Sub-Committee instructed the Architect to streamline the B2 areas by removing non-essential spaces in anticipation of possible unsuccessful appeal of the lower LBC rate during URA's formal approval. However, during the submission process, SLA later informed that the Use Group E is not applicable to social clubs, and our club should come under Use Group A which falls under the same category as commercial rates, hence the LBC amount now imposed by SLA is substantially higher.

To be clear, the Management Committee is not seeking additional funds at this time. Raising the unbudgeted portion of the LBC from members under the Club's Constitution will only be necessary if Resolution 1 is approved, allowing the Club to proceed with relocating the Billiards Room and administrative offices to Basement 2 as originally planned.

The Transformation Sub-committee and the Management Committee are advocating not to pay the \$4.9m LBC to SLA and vote "NO" to Resolution 1.

If Resolution 1 is not passed, the Club must still act in accordance with the previously approved Transformation Plan. This would mean converting the current Billiards Room into a co-working space. To give members greater options, Resolutions 1a and 1b have also been tabled.

Resolution 1a allows the Club to proceed with the co-working space as originally planned, while Resolution 1b offers a revised plan that integrates both a Billiards Room and a co-working area on Level 2, creating a modern "Work & Play" concept that accommodates recreation and co-working space for members and staff to work in.

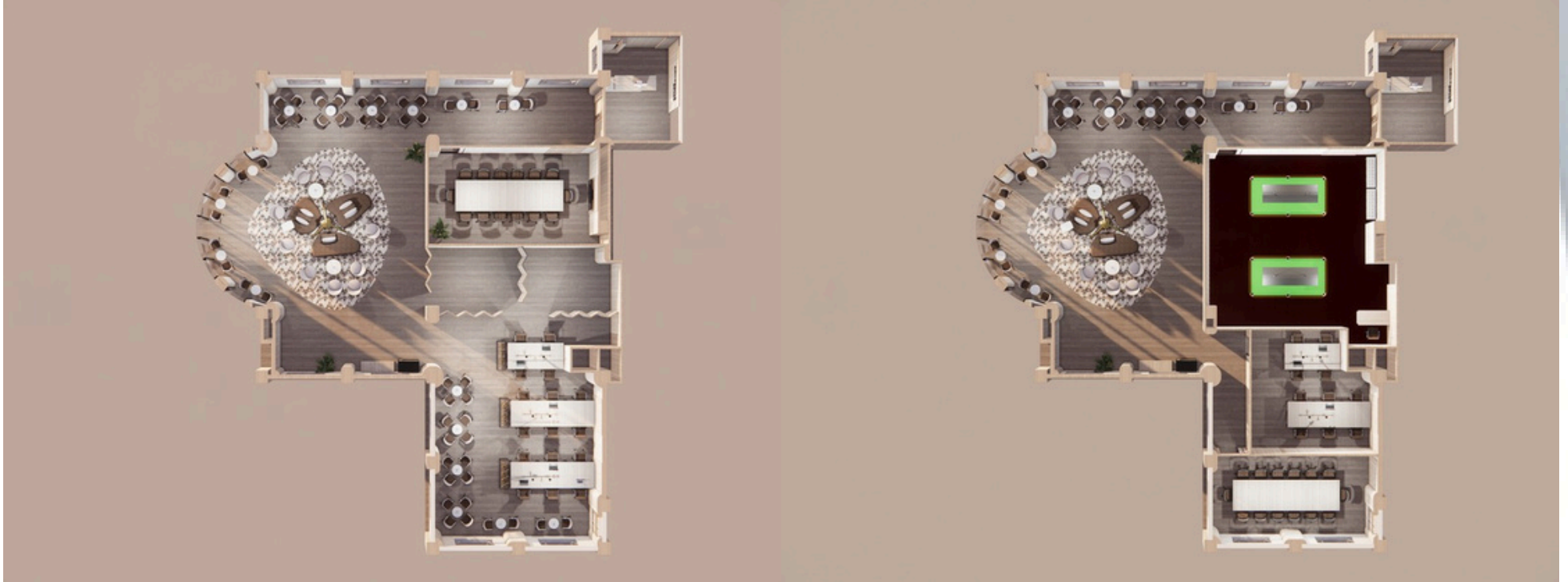


Figure 2.1: Level 2 Layout plan for Resolution 1a **Figure 2.2: Level 2 Layout plan for Resolution 1b**

The Management Committee has carefully considered this matter, guided by members' survey concluded in 2022 and facility usage data, before concluding that it would not be in the best interest of members to spend \$4.9 million for administrative offices, mahjong, cards and billiards room at Basement 2.

The management committee has always adopted a data-driven approach balancing current and evolving needs of our members in transforming the club. For instance, the Jackpot Room experienced a steady decline in patrons—from 532 to 265 in four years—and its revenue fell sharply from \$2.3 million to \$0.09 million, hence it was converted to our current Oasis@Padang, where it can serve more members.

The Billiards Room, however, presents a different case. The past year revenue stands at \$18,314 with only 174 members patronising the Billiards room, 2025 figures have also dropped significantly—by 57.4% in revenue and 66.2% in users. Although member usage and revenue have declined markedly over the past year, the section remains an important part of the Club's sporting community, with players continuing to achieve notable success.

Given its sporting significance, we believe the Billiards section should retain a dedicated space within the Club. This forms the basis of Resolution 1b, which proposes allowing the Billiards Room to coexist with the co-working space on Level 2.

Meanwhile, with the F1 season concluded, works on the swimming pool and changing rooms have resumed at full pace. The new swimming pool is expected to be ready by the end of quarter 4, after which renovation of the gymnasium will commence.



Figure 3.1: Artist's Impression of Swimming Pool **Figure 3.2: Artist's impression of Gymnasium**

This EOGM is an important moment for SRC. Your vote will determine how we move forward and balance the preservation of our rich heritage with the continued rejuvenation of our Club. I encourage all members to join us at the meeting and take part in shaping SRC's future together.

Sincerely,
Chang Yeh Hong
President, Singapore Recreation Club