



Singapore Cricket Club

Established 1852

Connaught Drive, Singapore 179681

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The SGM has three resolutions to consider. This document sets out further information together with answers to key questions.

Resolution One - Club House and Padang Lease Renewal

To approve the capital expenditure of S\$11.9 million and the applicable GST payable, stamp duty and any other incidental fees and/or expenses arising out of or in respect of a new Lease of the Club House and the Open Space known as the Padang and consequently with such approval to authorise the General Committee to take the necessary steps and/or actions to terminate the existing lease and to secure the new Lease accordingly.

UPDATE: On 19 September 2023, SLA responded to our request and reduced the Lease Renewal Premium by S\$1 million to S\$10.9m. This has also reduced the GST and estimated Stamp Duty.

Further information

The current lease is for the Club House and the SCC's portion of the Padang and the new lease will be for the same land and building.

The new Lease will be for a period of 30 years from the date of renewal i.e. until September 2053.

The new Lease defines when the government can use the Padang. SCC is required to allow government agencies, with 6 months' notice, rent-free use of the Padang for public events for 112 days in years without the National Day Parade and 268 days for years with the National Day Parade.

The costs are set out in the table below; note that the GST is recoverable.

Item	Costs (S\$)
Lease Renewal Premium	10,900,000
GST @ 8% (recoverable)	872,000
Certificate of Title	70
Total	11,772,070
Estimated Stamp Duty	514,600

Questions



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1. Why are we renewing now?

The Singapore Land Authority (“SLA”) made an offer of a new lease earlier this year and, subject to member approval, the GC believes the offer should be accepted. The alternative would have been to risk not having our lease renewed.

The valuation of the Lease Renewal Premium expires on 4 October 2023 (now extended to 31 October). Renewing now will remove the risk of not being able to renew and allow us to pay a reasonable price.

2. Will we get a rebate on surrendering our existing lease?

Our current lease cost S\$14.8m plus GST and stamp duty. However, this was in two components; lease of the Club and Padang of S\$2.6m and a payment of S\$12.2m for the right to develop a further 6,319 sq m. The Club only made small increases to the building and so the development payment was only partially utilised. Over the years, requests have been made to SLA for a rebate of this payment but these have been consistently refused.

Our current lease ends in September 2026 and so we are giving up three years of this lease.

We have been told that the Lease Premium includes an allowance for these three years but we have not been given any details of how much this is, or, indeed, how the Lease Premium was calculated. As the lease component is comparatively small (S\$2.6m) we believe that the allowance for this will also be small.

3. Can the Club afford this? Will members have to pay an additional levy?

Since the last lease was renewed, the Club has taken a prudent approach to managing capital. This was supported by designating funds from membership transfers to be allocated to a sinking fund which can only be used for capital expenditure approved by members.

Our financial position is:

	S\$m
Cash & Bank Deposits	19.8
Investments	11.6
Total Available	31.4
Sinking Fund	22.5

We have sufficient funds available to pay the Lease Premium and undertake other capital projects. Members will not have to pay an additional levy.



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4. The defined use of the Padang by government seems a lot. Have we tried to reduce this?

Our current lease does not define when and for how long we have to give up the Padang for NDP and other government activities. The new Lease defines this, which is helpful.

We have asked to reduce the number of days but our request was not accepted.

Resolution Two - Dempsey Fields Development

To approve the capital expenditure of up to S\$1.8 million and any applicable GST payable and any other incidental fees and/or expenses arising out of or in respect of the development of the Club's grounds at Dempsey Fields together with any increased rental arising from the increase in the Gross Floor Area of the buildings at Dempsey Fields.

Further information

The Club has leased Dempsey Fields for 15 years in a series of 3-year leases. The grounds have a soccer, rugby and cricket pitch together with some rudimentary changing facilities, toilets and drinks service. With the closure of the Turf City sports fields at the end of this year, Dempsey Fields will be the largest field sports facility in a central location in Singapore. From January this year, we have another 3-year lease with the right to extend the lease for a further 3 years i.e. there are now over 5 years remaining on the lease. The monthly rental is S\$17k and this is substantially covered by renting the pitches to external parties and our academies.

As we now have a longer lease term, it is the right time to invest in improving our facilities. to cater to a wider group of members (including members who do not play field sports). The supplementary paper, from architects Lander Loke, provides detailed drawings of what is being proposed. These are:

Description		Estimated construction costs
Existing Building	The building is currently used for storage and a rudimentary shower. The building will be repurposed with male and female changing facilities, toilets and showers.	273,000
Booting Areas	The number of showers is limited and teams and spectators will not be able to all access them at the same time. The Booting Area will allow players to remove their dirty kit whilst waiting and for spectators to wash their shoes on rainy	155,000



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	muddy days. There will be lockers, towels etc. and, as it is located next to the Clubhouse, drinks can be enjoyed too.	
Clubhouse	The Clubhouse will have a bar and pantry together with a covered area overlooking the cricket field and proposed multipurpose courts where all members can enjoy drinks, snacks and simple meals.	272,000
Multi-purpose court	The court will be set up for a variety of uses e.g. tennis, netball and pickleball. The court will have lines marked to cater to these sports.	495,000
Cricket Shelter	The current tentage will be replaced and seating and steps will be built-in to the slope going down to the cricket pitch.	82,000
Footpath and Rugby & Soccer Shelters	A hard path will be laid along the side of the pitches to allow for mud-free access. Tented shelters will be on hard stands to allow spectators to be sheltered and on dry ground whilst watching games	172,000
Other	The driveway, parking areas will be improved. Some of the drains will need repair	55,000

Working with architects, Lander Loke, the total costs of the development have been estimated as:

Item	Estimated Cost (\$S)
Construction components	1,504,000
Professional Fees	123,508
Authority & Related Fees	23,350
Project Contingency	150,400
Total	1,801,258
Estimated GST @ 8% (recoverable)	144,101
Related costs of increasing Gross Floor Area of the facilities (Total for 5 years)	41,000

Questions

1. What are the reasons for making this investment?

Dempsey Fields are a unique part of Singapore which the club is lucky to have. 5 minutes from Orchard Road, Dempsey Fields comprise a full size cricket field, rugby pitch and soccer pitch surrounded by forest and greenery.

We believe that Dempsey Fields should cater to as wide a group of members as possible and this proposed investment is designed to achieve that.



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We also know we are going to lose the Padang for government events for a substantial part of every year. We need to provide our members with quality facilities to replace and supplement what we have at the main Club. This will consist of improved sports facilities and a Clubhouse for all members.

2. Is this just for cricketers, footballers and rugby players?

Dempsey is a picturesque and tranquil location which has a great deal of potential. With the addition of a Clubhouse and a simple F&B service, it can be enjoyed by all members. The Clubhouse will be suitable for social events too. We also expect increased use from other sports using the multi-purpose court.

We encourage members who are not familiar with Dempsey Fields to visit and see the potential for themselves.

3. What are the intentions for F&B?

The Clubhouse will be staffed to provide service during the afternoon and evenings and all day at weekends and holidays. The menu will be a range of SCC favourites suitable for the limited preparation facilities. We will also be able to offer special themed events such as hawker nights and seafood barbeques.

With the increase usage at Dempsey, we expect increased revenue in excess of costs.

4. Is 5 years too short a time?

The 5 years is the minimum period; we would expect SLA to continue to renew our lease for future periods. We have under invested in Dempsey for the past 15 years because we were concerned that we would lose the lease; concerns that were misplaced.

5. Are these the final costs?

The costs are estimates. If and when the project is approved, different components will be tendered. We would expect this bidding process to reduce the costs but we cannot be certain.



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Resolution Three - Courtyard Permanent Canopy

To approve the capital expenditure of up to S\$1.2 million and any applicable GST payable and any other incidental fees and/or expenses arising out of or in respect of the construction of a permanent canopy over the Courtyard together with any increased rental arising from the increase in the Gross Floor Area of the Club House.

Further information

During the Covid period, the Courtyard (the area between the Clubhouse and the Tennis courts) was covered to increase socially distanced dining space. After Covid, the space has remained popular in the evenings and during the day. Putting a permanent cover will allow us to continue to use this space most effectively. The supplementary paper, from architects LAUD, provides different perspectives on how the Permanent Canopy will look.

Working with architects, LAUD, the total costs of this development have been estimated as:

Item	Estimated Cost (S\$)
Construction components	735,300
Lighting	23,700
Professional Fees	206,000
Authority & Related Fees	37,300
Project Contingency	120,000
Total	1,122,300
Estimated GST @ 8% (recoverable)	89,784
Related costs of increasing the GFA of the Clubhouse (total for 30 years)	1,000,000

Questions

1. Can't we keep the tents?

The Clubhouse is a conservation building and the Padang is a National Monument. External facing parts of our building are governed by certain rules which are overseen by the Urban Redevelopment Authority ("URA"). URA have made it very clear that the current tentage is unacceptable but a permanent covering, which they have reviewed, will be acceptable.

2. The costs seem high.

The costs are estimates provided by our architect (LAUD) and our valuer (Savills). If and when the project is approved, different components will be tendered. We would expect this bidding



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process to reduce the costs but we cannot be certain. The increased rental will be determined by the SLA once the construction is finished.

3. Will it be cool during the day?

The roof will be made from ETFE panels which contain air pockets. This provides good insulation as well as a suitable level of transparency.

4. What else is planned?

The GC has considered different ways of enhancing the value of the Clubhouse. A development under the tennis courts was considered but the costs and disruptions were assessed as being too high. Putting permanent covers over the Gilmour and Stumps terraces has been deferred as the intended development was infeasible; the GC will readdress this and intend to bring a proposal to the 2024 AGM. We also expect that the Clubhouse will continue to need capital expenditure to maintain its upkeep.