



SINGAPORE DENTAL ASSOCIATION

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GST Reg No.: M90362715C

Council 2024-2026

22nd August 2025

Tang Kok Weng Eugene
President

Chye Chuan Hee Kelvin
Vice-President

Samsudin Bin Jetty
Treasurer

Tan Tien Wang
General Secretary

Chew Shen Hui Bertrand
Assistant General Secretary

Intekhab Islam
Council Member

Tan Teck Siang Gerald
Council Member

Boey Sean Kuan
Council Member

Sukanto Jessalynn
Council Member

Dear Members

Minutes of Special General Meeting

I am pleased to attach herewith the draft Minutes of the Special General Meeting held on Sunday, 27th July 2025.

I refer to Article VII, item 18 of the SDA Constitution which states

Draft minutes of all General Meetings shall be circulated within one (1) month of the conclusion of the General Meeting and shall be taken as read and adopted if the Council receives no objections or proposed amendments from Members who were present at the General Meeting within two (2) months after the date of the General Meeting. Any such objections or proposed amendments to the draft minutes shall be tabled and considered at the next Annual General Meeting.

As such, do be informed that all objections or proposed amendments are to be submitted in writing and received by our office no later than 25th September 2025.

Thank you for your attention.

Yours sincerely

Dr Tan Tien Wang
General Secretary
Council 2024-2026

Minutes of the Singapore Dental Association Special General Meeting

The Special General Meeting (SGM) of the Singapore Dental Association (SDA) took place on Sunday, 27th July 2025, at the Wisteria & Camellia Villa, Level 6 One Farrer Hotel.

The meeting was called to order at 2:00 p.m. by SDA President Dr Eugene Tang. Also in attendance were Dr Tan Tien Wang (General Secretary), Dr Bertrand Chew (Assistant General Secretary), Dr Samsudin Bin Jetty (Treasurer), Dr Gerald Tan (Council Member), Dr Boey Sean Kuan (Council Member) and Dr Samintharaj Kumar, representing the Property Sub-committee.

Members present:

Ang Boon Thye Duncan

Kwan Yi Alexia

Boey Sean Kuan

Lee Chin Hui

Chan Toong Sing

Lee Jing Hua

Chen Shu-Hoa Sylvia

Leung Wing Hung Dominic

Chew Shen Hui Bertrand

Lien Li Choo

Chew Teck Hong

Lim Siew Hong May

Chua Mei Fen Daphne

Ling Mee Choon

Chua Serene

Lo Tong Soon

Elizabeth Dewi Saat

Loh Hong Sai

Foo Yong Hui Vivian

Loh Kai Woh

Ho Har Lian Rosalind

Luo Wenyuan

Ho Mui Fung

Maung Than Zaw Oo

Ho Sew Hung James

Ng Lay Choo

Hor Chun Lay

Ong Eng Yau Timothy

Kanokporn Laorerkuthai

Onn Lok Sang

Khan Cheng Mun Deborah

Quek Li Wei

Koh Tieh Leong

Samintharaj Kumar s/o Samy Raja

Ku Hwee Choo

Samsudin Bin Jetty

Kuan Chee Keong

Seow Kim Bock Jeffrey

Sng Su Cheng Jolene

Soh Yi Wei George

Sunita Dabas

Tai Mie Yen

Tan Elim

Tan Jia Ying

Tan Kay Shan Tammy

Tan Si Jia

Tan Teck Siang Gerald

Tan Tien Wang

Tang Kok Weng Eugene

Tang Sin Yee Anna

Tay Ee Leen

Teo Lye Hock Alvin

Wong Eu-Gene

Wong Si Ying Gracilia

Yap Shu Lan Lynden

Yeo Kok Beng

Yeoh Eng Seng

1. Greetings from the President

- 1.1. Dr Eugene Tang, President of the Singapore Dental Association (SDA) and Chairperson for the Special General Meeting (SGM) welcomed members to the SGM. This SGM was called by the Council (2024-2026) to discuss and decide on the purchase of property for multipurpose use by SDA, and for the benefit of members, Dr Tang added.
- 1.2. Under Clause 10 of the Constitution of the Singapore Dental Association, a quorum of fifty (50) Ordinary and/or Life Members is required to commence the Special General Meeting. President Dr Tang requested confirmation of the quorum.
- 1.3. A quorum of 51 members was confirmed. The President Dr Tang also confirmed that the meeting could move forward with ballot voting, in which there are more than 10 in favour of the ballot counting.
- 1.4. Dr George Soh brought to the attention of President Dr Tang that he saw ballot papers lying around unattended. He added that the ballot papers must be properly controlled. Dr Bertrand Chew replied to Dr George Soh that the ballot papers are serialised to prevent

double voting. Nevertheless, President Dr Tang reminded members that the ballot papers should be kept with members and not left unattended.

2. Executive Summary from 58th AGM

- 2.1. President Dr Tang read out the executive summary from the 58th AGM. Motion C was proposed for the acquisition of a dedicated training facility, which was presented by Dr Samintharaj Kumar (on behalf of the Property Committee).
- 2.2. The proposal presented included the following points:
 - Acquire a 999-year leasehold property worth approximately SGD 3 million.
 - Intended for use as a dedicated training facility and as a potential investment.
- 2.3. The reasons for purchasing a new property are:
 - a) 1 Circular Road is not suitable for housing the proposed SDA activities due to its odd shape and unusable fourth floor, and;
 - b) The new property will support structured training, improve SDA's infrastructure, and may appreciate over time.

3. Counterpoints and Members' Comments Raised at the 58th AGM

- 3.1. Dr George Soh suggested repurposing 1 Circular Road instead of buying a new property. He also requested a profit and loss assessment of past courses to assess the financial need while challenging the SGD 3 million budget, stating it may only afford 1,000 sqft. He also considered the estimated equipment costs of SGD 1.5 - 2 million, warning that this could drain SDA reserves by roughly SGD 6 million. Dr Soh further recommended examining trade-in options and evaluating the project's sustainability.

- 3.2. Dr Kuan Chee Keong shared his support for the view that repurposing 1 Circular Road is not feasible due to its odd shape. He suggested looking at commercial/industrial properties for cost-effectiveness and added that the property committee present alternative options.
- 3.3. Prof Loh Hong Sai supported a shared space model for both the SDA office and training purposes. He endorsed the idea of selling 1 Circular Road to fund a new purchase.
- 3.4. Dr Chew Teck Hong raised the issue of the high property tax payable. The Treasurer responded that the total tax amounts to SGD 17,222. Dr Chew suggested considering whether leasing might be more viable than purchasing.
- 3.5. Dr Goh Siew Hor encouraged the Council to explore options without requiring an AGM motion. He also added that feasibility studies can proceed without prior approval from the House.

3.6. **Council's Position and Conclusions**

- 3.6.1. President Dr Tang welcomed input from members. He emphasised the need to explore all property-related options, including purchases, selling existing assets, leasing, co-use, and so on. He agreed that, although a formal motion was not passed, the Council conducted a feasibility study and will only proceed with the purchase with backing from the House.
- 3.6.2. Based on the above executive summary, the Council has, together with Property Sub-Committee, explored the different options available, and we are here to present to members the different approaches and searches as well as physical inspection of the various venues, for members to purview, and decide what works best for SDA members.

4. Proposal - Acquisition of new property

- 4.1. Dr Samintharaj Kumar, representing the Property Sub-Committee, started with the proposal for the acquisition of the new property. He explained that the requirements include 999 years or freehold due to the benefits on the balance sheet, regardless of its use. Accessibility to the property is also an essential factor, and a decent size of 1000 sq ft makes it adaptable for multi-purpose use and for rental and financial viability.
- 4.2. The Property Sub-committee looked into the following: 5B Guillemard Road, Arc 380, Sim Lim Tower, Visioncrest Orchard, Fortune Centre and Centrium Square.
- 4.3. Special consideration was given to the Alumni Association Building at SGH, but due to it being a rental option, it was ruled out.
- 4.4. Dr Samintharaj shared that the area surrounding Centrium Square is experiencing significant development. Centrium Square has the following benefits:
 - Strata commercial units with no additional seller's stamp duty
 - No restrictions on foreigners to purchase
 - Central location
- 4.5. He added that President Dr Tang visited no fewer than six properties in Centrium Square. These are the shortlisted properties that are equipped with toilet facilities and furnished with air-conditioning. The units are:
 - a) Unit 13-12 is 980 sq ft at SGD 2.45 million with a psf of \$2,500
 - b) Unit 14-09 is 816 sq ft at SGD 2.255 million
- 4.6. Dr Samintharaj added that a quarterly maintenance is payable. \$2,214 for unit 13-12, and \$1,928.16 for unit 14-09.

4.7. Dr Samintharaj shared that the Council's current proposal consists of two options:

Option A: Purchase of the larger unit (13-12) for multi-purpose use, such as CPE, welfare events, meetings and workout space. For this option, the SDA office will remain at its current location. Including stamp duty and renovation costs, the total amount will be SGD 2.8 million.

Option B: Purchase a smaller unit for SDA office use and repurpose the current office for training and other purposes. Although the expenditure is less than that of option A, Dr Samintharaj highlighted that the smaller unit is both visually and physically smaller. He emphasised that a smaller unit may not be the best option.

4.8. Dr Ong Eng Yau requested additional information about the current SDA office to compare its size. President Dr Tang replied that another presentation will address his question.

4.9. Dr George Soh questioned the procedural fulfilment of the 14-day notice, having received it on 14 July without all the information related to the proposed property, and questioned whether this is constitutionally acceptable. The President acknowledged that the Council fulfilled the notice without providing the necessary information. President Dr Tang requested a show of hands from the house to determine if the notice was adequate, given that there was no provision of information. The House voted in support of the motion by physical vote. Despite the vote in favour, Dr George Soh added he was not sure it was constitutional.

4.10. Dr Kuan Chee Keong commented that the constitution is the most important and not the voting of the House and added that this should be recognised as a one-off exemption with the House in agreement.

- 4.11. Dr Ong Eng Yau added that, based on the constitution terms, the notice is valid since it states no requirement for the type of information required. Hence, he said there is no necessity to pass a motion. President Dr Tang thanked Dr Ong for his support.
- 4.12. Dr Dominic Leung noted that the notice only included two options, not the third option, which was against the purchase. Given this omission, he challenged the motion on whether the notice was sufficient. President Dr Tang acknowledged that it was an afterthought that option C was included. He added that the rationale was that there might be members who did not want SDA to purchase any property.
- 4.13. Dr Yeo Kok Beng, agreeing with Dr Dominic Leung, added that the notice did not include the 3rd option, which may influence a member's decision to attend the SGM and hence impact its outcome. He illustrated this with the example that if a member neither agrees with either of the two options presented, the member might not attend the SGM.
- 4.14. Dr George Soh also added that the meeting involves a significant decision regarding asset allocation, as it will involve more than half of the reserves of SGD 5 million, assuming the notion is carried forward. The enormity of this decision underscores the importance of the constitutionality of the notice. President Dr Tang acknowledged and apologised for the omission of the third option.
- 4.15. President Dr Tang commented that it will be difficult to call for another SGM for the same business to be discussed.
- 4.16. As there is no objection from the house, the meeting is carried on.
- 4.17. Dr George Soh added that during the last AGM, two resolutions related to the SDA Academy, and the purchase of the property were presented. Dr George Soh said that these two resolutions are interconnected. Dr Tan Tien Wang clarified that at the AGM,

the two resolutions were related, but this SGM is solely about the purchase of the property, either for the academy or for multi-purpose use. President Dr Tang added at the AGM that the focus was on finding a training facility for academic purposes. However, the focus is now widened to include multi-purpose use, such as for welfare events and forums. Dr George Soh asked whether the intention to set up an Academy is still in the pipeline. Dr Tan Tien Wang responded that a decision has not been made because a feasibility committee has not been established to review this matter. Dr George Soh, referring to the two resolutions passed at the AGM, added that the committee ought to have looked into the two resolutions, either sequentially or concurrently. Dr Tan Tien Wang responded that the intention for this SGM is solely to vote to purchase a property. He suggested that members separate the two resolutions presented at the last AGM.

- 4.18. Dr Samintharaj added that the assessment of an academy for SDA is entirely different and involves discussing many issues. These will not be addressed today.
- 4.19. Dr Chew Teck Hong added that the property costs SGD 2.5 million, and including other expenses, the total will reach SGD 2.8 million. He questioned whether allocating this amount of money to different investments and the income earned via other investment avenues had been considered. He also inquired whether leasing had been explored as an option. The President stated that, among other options, the lease option had been reviewed. Dr Tan Tien Wang will present these findings in his presentation.
- 4.20. Dr Dominic Leung followed up and added that there is an immediate linkage to the academy based on his attendance and understanding of the last AGM. In his mind, he said he came to this SGM because it pertained to the purchase of a property for the SDA academy. He added that the committee had now shifted its focus to long-term investment rather than purchasing a property for use by the SDA academy. The President emphasised that the notice of the SGM did not imply a connection to the SDA academy. He said that the notice circulated indicated it was for the approval of the purchase of a

property. He further added that the property to be purchased is intended for multi-purpose use. And for that matter, it could be used for the SDA Academy if the academy materialises in the future.

4.21. Dr Kuan Chee Keong mentioned that he attended the last AGM and expressed his interest in matters related to the academy. He remarked that the intended roles of the academy are similar to those that SDA has been organising. Dr Kuan noted that the SDA has been utilising leasing for various purposes and believes it is a very viable option, given the diverse and changing needs associated with the courses offered by the SDA. He also stated that he is knowledgeable about the “usage and options” for training, as Q&M operates its academy within its facilities. Supporting Dr. George Soh's comments, Dr Kuan reiterated the connection between the SDA Academy and the property, emphasising that any property purchased should serve a specific purpose related to the SDA Academy.

4.22. President Dr Tang added that the purpose of the SGM is not to discuss the academy, but rather to consider the purchase of the property for multi-purpose use. Dr Kuan Chee Keong thanked the President for the clarification. The President thanked the House for the feedback.

5. Purchase of the Property: Presentation of Thought Process

5.1. Dr Tan Tien Wang stated that there was a review and reflection on the purchase of the property, which is in the best interest of SDA. He ran through the thought process as follows:

1. Are we interested in hosting our own events?
2. Do we prefer a long-term lease funded by the interest from fixed deposits (FD)? - Considering fluctuations in fixed deposit rates, this would involve a fixed amount expense commitment.

3. Are we leaning towards renting a venue on an ad-hoc basis? - This option comes with fixed deposit fluctuations and unpredictable availability of venues.
 4. Should we consider purchasing a property? - This decision entails both tangible and intangible benefits.
- 5.2. The benefits of purchasing a property include value presentation, venue availability, ease of planning, and flexibility. Intangible benefits include increased collaborations, ownership, and stability as SDA grows and enhances value for the membership fee by attracting more younger dentists to join SDA. Dr Tan also added that the costs of hosting events could go down. He invited the House to make an informed decision on the property purchase
- 5.3. Dr Chew Teck Hong requested price transactions for the past 5 years for the property under consideration, as well as the rental yield and occupancy, which are necessary to make a decision.
- 5.4. Dr Kuan Chee Keong enquired about the size capacity, the details of the cost, and the frequency of intended use, clarifying whether it was for a specific number of people.
- 5.5. Dr Tan Tien Wang requested that he continue his presentation first. He presented the following 7 points of the different options considered as a follow up from the last AGM.
1. Repurpose 1 Circular Road for training purposes
 2. Justification to acquire a new property
 3. Consider acquisitions of new property with better facilities
 4. Sell 1 Circular Road property
 5. Criteria for a new property
 6. Leasing vs purchase
 7. Own training events vs collaboration with others

- 5.6. Dr Kuan Chee Keong interjected to request the “thought process” slide and commented that FD interest was never used for leasing and for renting venues. In his experience, his organised events will always make a profit. He commented that there were no problems with renting the venue, and renting would cater to the different events. In his opinion, he felt that “renting a venue rather than buying it” is more beneficial. He subsequently asked about the academy's purpose. President Dr Tang reminded Dr Kuan that the purpose of the meeting was to discuss property purchase. Hence, there will be no response to questions about the SDA academy. However, in response to Dr Kuan about the profitability of SDA events, President Dr Tang said that it is not necessary for SDA to make a profit for every event.
- 5.7. Dr George Soh acknowledged that although the purpose of the SGM is not related to the academy, it is essential to assess the relationship between the property and the academy as discussed in the last AGM. Further to President Dr Tang's comments that SDA events need not generate a profit, Dr Soh commented that “self-paying” is vital for events that SDA organises. He also requested some calculated figures and proposals of activities from the past years to make an informed decision.
- 5.8. Dr Dominic Leung added that the agenda of the SGM should be reworded solely to address the purchase of a second property for long-term investment. Additionally, he sought to understand the purpose and rationale behind the purchase. He added that although members present at this SGM try to delink the purchase of the second property for the SDA academy, it is challenging and unavoidable. President Dr Tang acknowledged this and added that there was no mention of the SDA Academy in the notice of the SGM. Dr Dominic Leung suggested that, in that case, there should be no mention of multi-purpose at all, but rather solely as an asset allocation exercise for a long-term investment.
- 5.9. Dr Kuan Chee Keong expressed discomfort with the fast-tracked decision to purchase the property for the SDA Academy. Dr Kuan suggested that, for the time being, SDA should

consider renting venues and, from these events, present the financial details to the House. President Dr Tang interjected that the property is not intended solely for the SDA Academy. He added that the SGM is specifically tasked with deciding whether a property should be purchased. President Dr Tang said that members who are not in favour or are uncomfortable can vote for Option C in the ballot.

5.10. Dr Tan Tien Wang continued his points on the slides of Option 1, which is to repurpose 1 Circular Road and the related costs, which include:

- Architecture fee
- URA approval
- Conservation guidelines
- Old building with hidden costs

5.11. Dr Tan Tien Wang then presented the justification for property acquisition, which the slides listed:

- Events organised in the past few years
- Future events to be organised
- Rental

5.12. Dr Tan Tien Wang showed that rental expenses have been on an upward trend from 2022 to 2025, adding that the dip in 2020 was an exceptional year due to the COVID-19 pandemic.

5.13. Dr Chew Teck Hong countered Dr Tan Tien Wang's interpretation of the rental expense data from 2022 to 2025. While Dr Tan identified an upward trend, Dr Chew argued that this increase is not indicative of a sustained upward movement in the market. He contended that the rise in rental costs is an artificial anomaly, directly attributable to government budget injection that induced inflation, and hence an unreliable predictor of future rental costs. Dr Chew also suggested this fiscal stimulus created an outlier event,

possibly causing inflation, and therefore does not provide a reliable basis for concluding that rental prices are in a long-term upward trend. Dr Tan, in response, reiterated that the data as presented does show a rise after 2020, adding that the figures between 2018 and 2019 were subdued before going upward. However, Dr Tan said, it could also be attributed to fewer activities organised during this period.

- 5.14. Dr Tan Tien Wang presented an overview of the total rental expenses incurred by SDA and discussed the challenges faced in sourcing venues. He emphasised the difficulties in finding suitable locations for SDA's events, noting that venues often need to be booked six months to a year in advance. Once the venue is proven to be suitable, other CPE providers would also then be booking the same venue leading to more difficulty in securing the same venue. Additionally, specific requirements for certain events further complicate the venue sourcing process, with some venues charging a premium. Furthermore, certain venues also include a "profit-sharing" criterion as part of their terms as well as slow response from the management. The perennial issue of sourcing venues also requires a significant amount of energy and effort from volunteers. All these factors add to a substantial impediment for SDA.
- 5.15. Dr Tan Tien Wang further explained that the objective of a property purchase would be to secure a multi-purpose space. He clarified that while the existing premises already meet the association's office needs at #10-13 Centrium Square, there is a strategic need for a multi-purpose space that could be used for training and other activities.
- 5.16. Dr Tan Tien Wang assured the House that the committee exercised prudence regarding property purchase. There is no need to dispose of the 1 Circular Road property to buy a "bigger unit." Additionally, he said, the SDA has sufficient funds to finance the purchase of another property.

- 5.17. Hence, Dr Tan Tien Wang added that the Council briefed the Property Sub-committee on the key criteria for the search, which included a freehold or 999-year leasehold tenure, good accessibility, ample parking, and proximity to the SDA office. Guided by these requirements, the committee has recommended two specific units for consideration: #13-12 and #14-09, both located in Centrium Square.
- 5.18. Dr Tan Tien Wang announced that none of the council or committee members have any conflicts of interest regarding this property purchase. The properties were identified and recommended by property agents, with the assistance of volunteer Dr Serene Chua, who conducted in-house research and verified information using the URA website. Dr Serene Chua did not participate in the decision-making process and has recused herself from voting at this SGM. However, Dr Serene Chua disclosed a private business relationship with one of the seller-agents, as she is currently a full-time property agent.
- 5.19. **Asset Allocation.** Dr Tan Tien Wang discussed various financial instruments in which the SDA can invest the SGD 2.8 million. He highlighted the association's objectives as outlined in the Constitution, which permits the SDA to engage in commercial activities. One potential investment option is to place the SGD 2.8 million in a fixed deposit. Currently, fixed deposit rates are at 2%, but they are expected to trend downward. At 2% this investment would generate annual interest of SGD 54,000 for the SDA. However, as fixed deposit rates decline in the long term, the interest earned may not be sufficient to cover long-term rental costs.
- 5.20. **Lease vs Purchase.** Historical rental trends at Centrium Square have varied between \$4 and \$6 per square foot. Dr Tan said some members suggested obtaining a partial loan to finance the purchase; however, this approach was not logical given that the SDA has over SGD 6.2 million in reserves. Other recommendations included using the interest earned for the long-term lease of venues on an as-needed basis. However, this method is subject to fluctuating rates, potential underutilization without ownership, and long-term

depreciation of the principal amount. He said that property ownership may lead to capital appreciation in the long run.

- 5.21. **Potential usage of the new property.** With the ownership, Dr Tan went on to share the potential for conducting various courses for the profession, especially possible mandatory courses required by the regulatory body. He said this is SDA's obligation to its members. Moreover, ownership enables the SDA to organise more welfare events as well. Dr Tan added that there is the possibility of doing more events, which are currently restricted by the lack of a venue.
- 5.22. **Venue Possible Layout.** Dr Tan Tien Wang presented several layout options for Unit 13-12 (980 sq ft), showcasing different table styles and chair arrangements to utilise the space effectively. He noted that events typically attract between 80 and 100 attendees, whereas the current venue capacity is below 100. Additionally, the venue could be used for welfare programmes. He emphasised that it is up to future councils to explore and envision its potential uses.
- 5.23. **Scalability of the units:** Dr Tan says that there is no requirement for a big bang purchase of surrounding units of the proposed units. One member asked about the capacity for a simple lecture-style layout. Dr Tan added that it ranges from around 53 to 82, based on the venue's possible layouts.
- 5.24. Dr Tan Tien Wang concluded his presentation, emphasising that it represented his objective evaluation, which he hoped would assist members in making informed decisions. He also urged members to be respectful of one another's choices.
- 5.25. Dr Kuan asked for the frequency of events. Dr Tan responded that it is dependent on the council and the sub-councils for organising the events, and it is in the good faith of the council to organise these events. Dr Kuan responded that his previous questions about the SDA academy were based on his experience that the number of events would result in the

unit being underutilised. The capacity of the events will also limit the range of events that can be used. Dr Kuan said he had prior experience in organising CDE events and was also involved in the office of SDA at Centrium Square purchase. He feared that it might become a white elephant, given the number and kinds of events SDA organises. Moreover, he rationalised that buying the property in Centrium Square is limited by its capacity. He added SDA organising events that typically range from 10 to hundreds of attendees. For these reasons, he said he is against the purchase. Dr Tan Tien Wang thanked Dr Kuan for his opinion and asked him to vote option C if he is against the purchase.

5.26. Dr George Soh thanked Dr Tan Tien Wang for the hard work he had put in. He went on to ask a series of questions on the purchase of property:

1. How did Dr Tan source the unit? Was it through multiple agents, or solely based on the recommendations of one agent? President Dr Tang explained that he, along with several other council members, conducted property searches using *PropertyGuru* and other property listing platforms. Their focus was on freehold and 999-year leasehold properties. They then approached their preferred agent to check if any suitable properties were available on the market.
2. He pointed out that the transactions presented were not comparable in size to the unit SDA intended to purchase, stressing the importance of comparing units of similar size. In response, Dr Samsudin noted that there was indeed a transaction involving a similarly sized unit, which was sold for SGD 2.5 million. Dr Samsudin added that the team had considered the price per square foot (PSF) in their analysis. However, Dr George Soh highlighted that unit size is a critical factor, as smaller units typically command higher PSF rates.

5.27. Dr George Soh raised concerns regarding the utilisation of the property, noting the limited frequency of events and the potential under-utilisation of the space. Referring to the graph presented by Dr Tan Tien Wang, which outlined expenses and events over the years, Dr Soh suggested that the significant increase in expenses projected for 2025 was due to

license renewal. Dr Tan clarified that the increase was attributed to venue rental costs for SDA's repeat workshops.

- 5.28. Dr George Soh acknowledged the challenges in sourcing an appropriate venue. He inquired whether other alternatives had been explored besides leasing, etc, and asked if a comparison had been made across different options for units to be purchased. Dr Tan Tien Wang responded that the comparison was conducted only for units within Centrium Square to be meaningful instead of comparing venues in different part of Singapore. President Dr Tang added that they had also reviewed Twin City.
- 5.29. Dr George Soh presented that he had explored Royce training facilities. He said they were affordable for rental. Although they are located in industrial areas, they are accessible by public transport. He asked if the committee had looked into this alternative. Dr Tan reminded the House that the intended purpose of the presentation was to inform members about the purchasing of units versus renting in Centrium Square.
- 5.30. Dr George Soh clarified that he was asking about finding an appropriate venue for SDA's activities. Purchasing a property was one of the solutions, he said. But for thoroughness, Dr Soh wondered whether the committee had considered leasing as an alternative. Dr Tan replied that he had presented to the House about long-term lease as an alternative. Dr George Soh responded that the committee should broaden its search to other commercial venues.
- 5.31. In response to Dr George Soh, President Dr Tang assured the members that the committee had considered alternative property options. He noted that they had contacted several property owners, including Twin City, who quoted their preferential rates for SDA.

- 5.32. Dr Tang added that for the interim period, the committee could also consider renting venues such as the Medical Alumni Building. He clarified that while the SDA had not ruled out renting, the ultimate decision rested with members. If they were convinced that purchasing a property was in the SDA's long-term interest, the committee would proceed accordingly.
- 5.33. Dr George Soh remarked that all considerations should be presented comprehensively to make an informed voting decision. In response, Dr Tang stated that it would not be feasible to cover every option in full detail in the presentation. Instead, he suggested that they should focus on the options presented and then make a decision. President Dr Tang added that the breadth of the presentation should be taken into account, as the committee members do not have the in-depth knowledge of a property agent regarding the key characteristics and features necessary for a complete and informed decision. President Dr Tang also highlighted Dr Tan Tien Wang's commitment and the efforts he dedicated to this process. Dr George Soh expressed empathy for the challenges faced by the committee, noting that he had similarly organised both local and international events.
- 5.34. Regarding the expenditure in 2025, which stood at SGD 47,850, Dr George Soh inquired if the committee had considered investing SGD 2.8 million in a fixed deposit at a 2 per cent interest rate. At a 2 per cent interest rate, the interest earned would have covered the expenditure of SDA for the year.
- 5.35. Dr George Soh asked Dr Samintharaj if there is a consideration of using 1 Circular Road rooftop as a consideration for multi-purpose use. Dr Samintharaj responded that it is not feasible.
- 5.36. Dr Soh also requested a breakdown of the estimated conservation and URA fees for 1 Circular Road. In response, Dr Tan Tien Wang explained that it is difficult to provide precise figures because these costs are highly variable.

- 5.37. Dr Ng Lay Choo said that the purpose of the property should extend beyond just hosting courses; it should also be used for social activities and gatherings for members and families. She stated that permitting members to utilise the property for these events would prevent it from becoming a white elephant. President Dr Tang thanked Dr Ng for the suggestion and added that there will be costs associated with renting the venue to members.
- 5.38. Prof Loh Hong Sai stated that the Council should not hesitate to purchase property for long-term investment purposes. In his opinion, the long-term returns from property investments significantly outperform those from fixed deposits, as the real estate asset class typically offers better returns. He is particularly in favour of larger properties, believing they provide superior investment returns.
- 5.39. Dr Dominic Leung stated that the projected capacity usage must include storage requirements and expressed concern that the current projection was overly optimistic. While Dr Tan noted that there is storage availability in the current office, President Dr Tang assured that the proposed new unit has sufficient storage space within the unit.
- 5.40. Dr Dominic Leung sought clarification on whether the rental costs in Twin Views include the equipment rental. President Dr Tang replied that the majority of the costs went to venue rental and agreed that the rental of special equipment would add to the cost further.
- 5.41. Dr Chew Teck Hong expressed concerns about the property's capacity, questioning its suitability for larger events. Dr Tan Tien Wang and President Dr Tang clarified that the properties in consideration are designated for smaller-scale functions only. Dr Tan added that the expenditures he presented to the House did not include large-scale conferences such as IDEM. For larger events, SDA would continue to be held at appropriate external venues.

- 5.42. Dr George Soh raised significant concerns about the proposal to use the alumni building, citing several key drawbacks: limited parking, uncertainty over the Singapore Land Authority's (SLA) plans, and potential encroachment from the expanding Singapore General Hospital (SGH) campus. He underscored his point by noting that numerous other professional bodies, including the SMA, AM, SDA, and PSS, have already vacated the premises.
- 5.43. For future property considerations, Dr George Soh recommended that the SDA committee treat this property acquisition as a distinct cost centre. This approach, he argued, would enable clearer viability assessments and more informed decision-making in the future.
- 5.44. President Dr Tang presented a long-term vision, stating that the Council hoped purchasing the property would "leave a lasting legacy for the SDA, benefiting future generations of members."
- 5.45. Dr Chew Teck Hong inquired whether the committee was aware of the owners of the companies associated with the properties under consideration. He raised concerns about money laundering and questioned the potential impact on SDA. In response, President Dr Tang stated that a background check had been conducted on the company. He noted that the current owners are in the process of divesting their properties and relocating out of Singapore. President Dr Tang assured the committee that if SDA were to sign the option to purchase, it would include a clause for a refundable deposit.
- 5.46. In response to the points raised by Dr George Soh, Dr Dominic Leung clarified that it was incorrect to assume the professional bodies left the Alumni Association building for the reasons cited. President Dr Tang confirmed this, stating that the SDA's relocation was specifically due to a failure to agree on rental fees.

- 5.47. Prof Loh Hong Sai advocated for strengthening collaborative partnerships, placing special emphasis on the SDA's foundational relationship with the Medical Alumni Association (MAA). He reminded the Council of their deep "historical ties," noting that the SDA itself was "born out of the Medical Alumni Association". To illustrate this for the benefit of younger members, Prof Loh recounted how former SDA President Dr Charlie Lau had sought an office space from the MAA. He urged the Council to continue this pivotal relationship as the SDA continues to grow.
- 5.48. Prof Loh also highlighted the importance of collaborating with other sister organisations and key private groups like Royce and Q&M to make better use of facilities. In line with this, the President Dr Tang expressed gratitude for the commitment Royce and Q&M have shown towards future collaboration.
- 5.49. President Dr Tang thanked the members for their attendance and requested that they cast their ballot votes.
- 5.50. The final voting count results: Option A: 45 votes, Option B: 0, Option C: 10, Spoilt vote: 1
President Dr Tang thanked the House for a robust discussion and for casting their votes. He then declared that the House has voted and approved the purchase of the bigger unit of the two properties under consideration, as well as the use of up to SGD 2.8 million for the purchase and renovation costs.

Vetted by Dr Tan Tien Wang, General Secretary

Approved by Dr Eugene Tang, President