

MOTION NO: AGM/2026/01

THAT APPROVAL BE AND IS HEREBY GIVEN FOR (1) THE UPGRADING AND REPLACEMENT OF THE CLUB'S ELECTRICAL POWER SUBSTATION INFRASTRUCTURE TO INCREASE CAPACITY FROM THE EXISTING 600A SYSTEM TO A NEW SYSTEM RATED AT UP TO 2,000A (WITH ASSOCIATED TRANSFORMER AND SWITCHGEAR CAPACITY); (2) THE CONSTRUCTION OF A NEW ELECTRICAL SUBSTATION FACILITY AT A SUITABLE LOCATION SUBJECT TO APPROVAL BY THE RELEVANT AUTHORITIES; AND (3) AN EXPENDITURE OF UP TO RM927,000 (RINGGIT MALAYSIA NINE HUNDRED TWENTY SEVEN THOUSAND) FOR THE COMPLETION OF THE SAID WORKS; AND THAT THE MANAGEMENT COMMITTEE BE AND IS HEREBY AUTHORISED TO TAKE ALL NECESSARY ACTIONS TO IMPLEMENT THE ABOVE, INCLUDING BUT NOT LIMITED TO DESIGN DEVELOPMENT, REGULATORY APPROVALS, ENGAGEMENT OF CONSULTANTS AND CONTRACTORS, AND EXECUTION AND COMPLETION OF THE PROJECT.

EXPLANATORY NOTES TO THE MOTION

1. The Club's existing electrical infrastructure which was installed in 2007 is approaching its maximum capacity and is not capable of supporting the increased demand from modern operations (e.g. additions of the new Poolside Terrace, new Eagle Arms, extended Gym, and refurbished Hornbill Restaurant) and planned expansions.
2. Presently, the Club is supplied via a 11kV incoming supply, which is stepped down through a transformer rated at approximately 500kVA and then distributed through the Main Switchboard (MSB) rated at 600A, to various parts of the premises. The power utilisation is at 85%. After factoring for prudent safety margin and diversity, the available spare capacity is minimal. Operating near maximum capacity increases the risk of system overload and unplanned outages which may disrupt critical Club operations.
3. Current capacity constraints limit the Club's ability to introduce new facilities or amenities, e.g. electric vehicle charging kiosks. The approved kitchen extension is expected to place additional load of 600kVA due to heavy-duty cooking equipment, ventilation, and refrigeration systems.
4. The proposed upgrade will include a higher capacity transformer sized appropriately to support a 1,500kVA distribution system with modern switchgear and distribution systems, ensuring that projected maximum demand can be met with adequate allowance for future load growth into the near future

5. The new substation would need a larger area and volume of space in compliance with SESCO requirements than is available in the existing location. The ideal scenario would be to locate the new transformer and Ring Main Unit (RMU) at the car park adjacent to the pickleball court and the catholic cemetery, thereby reducing the need for extensive cabling. The existing location of the substation which is at the loading bay will be repurposed for the new Main Switchboard (MSB) room.

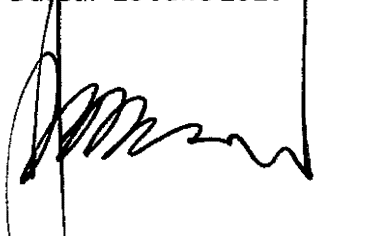
The project cost estimates are:

	<u>RM</u>
1.5MVA transformer	155,000
Non-extensible RMU switchgear	33,000
New 2000A main switchboard	200,000
T&C	6,500
Earthing	5,000
Main incoming high-tension cable	75,000
Building works	137,500
Preliminary and Generally	37,000
Professional fees (15%)	98,000
Uncertainties / price fluctuation (20%)	150,000
SEB connection charges	30,000
TOTAL	927,000

The approved sum includes a contingency provision to accommodate design refinement and market pricing variations which could be as high as 30% more in consideration of price volatility resulting from the Iran War.

6. The proposed substation upgrade is therefore a forward-looking infrastructure investment that will prioritise safety and reliability, and provide sufficient capacity buffer for long-term growth.

Dated: 10 June 2026



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Proposer for the motion



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Secunder for the motion