

PROPOSED ADDITIONS AND ALTERATIONS



FREEMASONS HALL
23A COLEMAN STREET
SINGAPORE 179806

PLEDGE FORM

Private & Confidential

To:
The District Grand Master of the District Grand
Lodge of the Eastern Archipelago
23-A Coleman Street, Singapore 179806

Dear Sir & RW Brother,

Singapore Masonic Hall Additions and Alterations

In response to your appeal of 18th June 2008 for donations towards the captioned project, I intend to assist in one or more of the following ways:

1. Attached herewith is my _____
Bank cheque No. _____ for
S\$ _____ in favour of "Masonic
Hall Board".

AND/OR *

2. I pledge to donate S\$ _____
payable by _____ monthly
instalments, with the first instalment
commencing on _____

AND/OR *

3. I shall bequeath the following in favour
of the Masonic Hall Board, Singapore in
my will:

- I. _____
- II. _____
- III. _____

AND/OR *

4. I wish to make a non-interest bearing loan
of S\$ _____ to the Masonic
Hall Board repayable to me 5 years after
completion of the new extension.

AND/OR *

5. I wish to discuss the options for making
a donation, or extending a loan, towards
the project with a member of the
Masonic Hall Board, Singapore. Please
contact me at _____

6. I do not want / want my donation and
loan to be kept confidential.

AND/OR *

7. I would like a designated part of
Freemasons' Hall to bear a name of my
choice if and when it is deemed
appropriate and/or to have my name
and photograph displayed in an "In
Memorial" space.

8. I regret that I am unable/do not wish to
contribute to this project.

Yours faithfully & fraternally,

Signature: _____

Name: _____

Lodge: _____

Date: _____

NB: Please mark your envelope Private and Confidential - All letters will be opened by Bro. Ong Hean Tat only.

* Please delete one or both options as desired.



Date: 30th June 2008

Dear Brother,

**PROPOSED ADDITIONS AND ALTERATIONS OF
FREEMASONS HALL
AT 23A COLEMAN STREET, SINGAPORE**

**THE
MASONIC
HALL
BOARD**



Once again, I wish to emphasise our relief, having obtained the coveted grant of provisional permission (PP) of the Urban Redevelopment Authority (URA) to proceed with the captioned project. It has taken more than six years of our commitment to protracted discussions with DP Architects Pte Ltd and the URA officers. Inevitably however, since our premises is not a commercially acceptable collateral to any financial institution, the funds required to undertake this project, estimated to be at least S\$5,000,000, have to be drawn from our own Masonic resources.

We need to raise at least S\$3,000,000 for this much needed and long awaited undertaking since the Masonic Hall Board has less than S\$2,000,000 in liquid assets, including the gratifying Phyllis Rudd legacy of S\$1,270,000. As we owe it to ourselves to perpetuate this remarkable legacy that has been passed down to us by our predecessors for almost 130 years, I exhort you to render your immediate and best assistance to raise the desired funds as quickly as possible. In its absence, we have had to appeal to the URA already for the first extension to the PP granted to us.

I have no doubt that our estimated 500 Brethren will be more than equal to this worthy challenge because it demands no more than an average contribution of S\$6,000/- each to cover the shortfall of S\$3,000,000. Our target is readily attainable because your contribution, if necessary, may be made with small monthly payments stretched over a period of up to 5 years. I know, however, that most of you shall be forthcoming with a single lump sum contribution. I am encouraged by the fact that even at this early stage of our planning, two generous Brethren have pledged sums of S\$100,000 or more each. I also know that you Brethren do believe in the distinguishing characteristics of a Freemason's heart and will come forward generously to lighten the burden upon the hardworking members of this Masonic Hall Board.

I am enclosing a book on the proposed up-grading of the Freemasons' Hall and some photographs illustrating the flexibility available in several aspects of the project. The completed new Freemasons' Hall will be an impressive heritage building of which all of us can be justly proud.

To begin that process, however, I urge you to kindly complete the attached Pledge Form and return it to me as promptly as possible. Strict confidentiality will be observed unless you advise otherwise. As an incentive to the donors, both as Lodges or individual Brethren, those who donate the highest amounts will be given the right to nominate a name to be given to the Main Temple, the Second and possibly the Third Temple, the District Masonic Library, the Masonic Museum and other rooms and halls in the new 4-storey building.

Yours sincerely & fraternally

Datuk Dr Yeoh Poh Hong
President

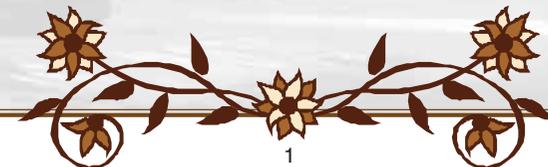
1. INTRODUCTION

The Masonic fraternity in Singapore can be justly proud that our beautiful 129-year old Freemasons' Hall on Lot 001 34M TS20 at 23A Coleman Street, Singapore 179806 is now designated as a Conserved Building. Besides several internal alterations and additions to progressively meet the needs of modern living over five (5) generations, the only external addition to it was made some 50 years ago as an annexe to its rear. The annexe is now in a poor state of repair and serves little useful purpose save housing the kitchen.

Many repairs and upgrades of the main building have been undertaken over the years, however due to lack of funds it has not been possible to carry out a comprehensive improvement to the facilities including essential structural repairs and maintenance work. Due to a fortuitous grant from the estate of a brother's widow who passed away, we are now in the position to look at the overall use of the land and to add facilities to the maximum permissible by the Authorities.

Our beloved grand old building does not have many of the facilities and conveniences that are compulsory in every modern structure in Singapore. The obvious shortcomings are set out at a later part of this brief. To address them effectively, the existing annexe to its rear needs to be replaced with a more useful and bigger structure. Such a structure has been designed by DP Architects in consultation with members of the Hall Board. It took almost six (6) years of tedious work on concept design and negotiations by our Architects and a handful of officers of the Masonic Hall Board of Singapore with the Authorities.

The Urban Redevelopment Authority has finally granted permission for us to proceed with the proposed erection of a 3-storey Rear Block including a basement and a link-bridge at its 2nd-storey connecting it to the existing building.



2. EXISTING FACILITIES

BASEMENT

Total Floor Area of 301 sq m comprises:

- (i) The office of the District Grand Lodge of the Eastern Archipelago.
- (ii) The office of the Masonic Club.
- (iii) One Committee Room.
- (iv) Several cupboards fitted to the concrete pillars for stowage of books (including the Library) & District records.
- (v) A Compactor storage system of cupboards for records of Lodges and Chapters.
- (vi) Two shower cubicles & a changing room (entrance via the bar and gents' toilet on the first storey).

FIRST STOREY

Total Floor Area of 420 sq m, excluding the porch, comprises:

- (i) The restaurant and kitchen.
- (ii) The bar counter & lounge.
- (iii) One each, women's and men's toilets.

SECOND STOREY

Total Floor Area of 514 sq m comprises:

- (i) The Main Masonic Temple with seats for about 150 persons & cupboards for records & Lodge furniture.
- (ii) Several cupboards for Lodge regalia along the walls in the robing area.
- (iii) A second Masonic Temple with seats for about 70 persons and a robing room with cupboards for regalia.
- (iv) A third Masonic Temple with bench seats for about 30 persons. It is used for a few Christian degrees only.

and
in every pursuit
to have
ETERNITY
in view

A sampling of reaction of our Senior Brethren to news on prospect of a **Lift**



"...I miss my buddies... at last I'll be able to see them @ regular meetings."



"...our past gives us our present to cherish...so invest to preserve our future."



"...I've yearned for a lift @ FMH ...hope I'll NOT be disappointed."



"...Investing in the future = commitment to Freemason."



"...I can look forward to attending meetings at last."



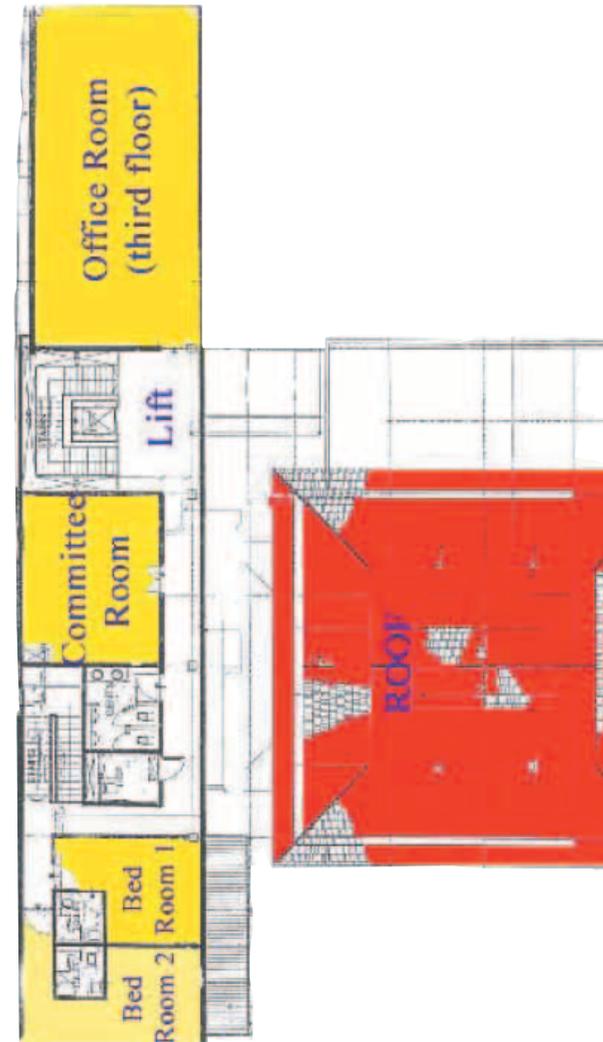
"...delightful! ...I won't have to climb..."



3. SHORT COMINGS

- (i) Unless urgent action is taken to preserve the building, its useful life will be shortened.
- (ii) The DGLEA administration and Masonic Club offices are found to be cramped. They are damp and mouldy despite water proofing of the walls on 2 previous occasions.
- (iii) There is no space to house the administration offices of the Irish Inspectorate and the Scottish District Grand Lodge.
- (iv) The 34 Lodges, Chapters and Councils using the facilities of the Masonic complex convene 16 to 21 Regular Masonic Meetings and a smaller number of practice meetings every month. Consequently, the facilities of the two Masonic Temples are stretched to the limit and problems do arise whenever a Lodge seeks to change the date of its regular meeting or to hold more practice meetings, especially prior to their Installation meetings.
- (v) It is customary for the Masonic Lodges and Chapters to hold a festive board after their Regular Meetings. As there is only one restaurant for the purpose, it has to be partitioned, which results in half its floor space being closed to the members of the public for 16 to 21 evenings a month. As the Masonic diners vary between 12 and 30 on average, the restaurant operator cannot make a profit charging S\$18 to S\$32 per person, depending upon the choice of menu. It is not possible to obtain good rentals from a restaurateur under such restrictions.

- (vi) The only men's toilet serving all the males (public & members) using the restaurant, the bar and the basement facilities is grossly inadequate. During special ceremonial events, there can be more than 120 persons present.
- (vii) The solitary committee room in the entire complex (3.4m X 6.9 m) can seat no more than 16 persons and lacks the usual comforts of a modern Boardroom befitting the quality of our membership.
- (viii) The precious Library books are very difficult to view because they are mostly stacked in high cupboards in an environment manifestly unsuitable for their preservation also. Besides, there are no facilities to read and copy sections of the material, usually needed in a library.
- (ix) The existing main building needs to be re-wired as the electrical wiring was installed at least 30 years ago. Similarly, the air-conditioning system for the whole building needs a major overhaul in consonance with technical advances. Being a very visible public building, the exterior walls require regular upkeep and painting.

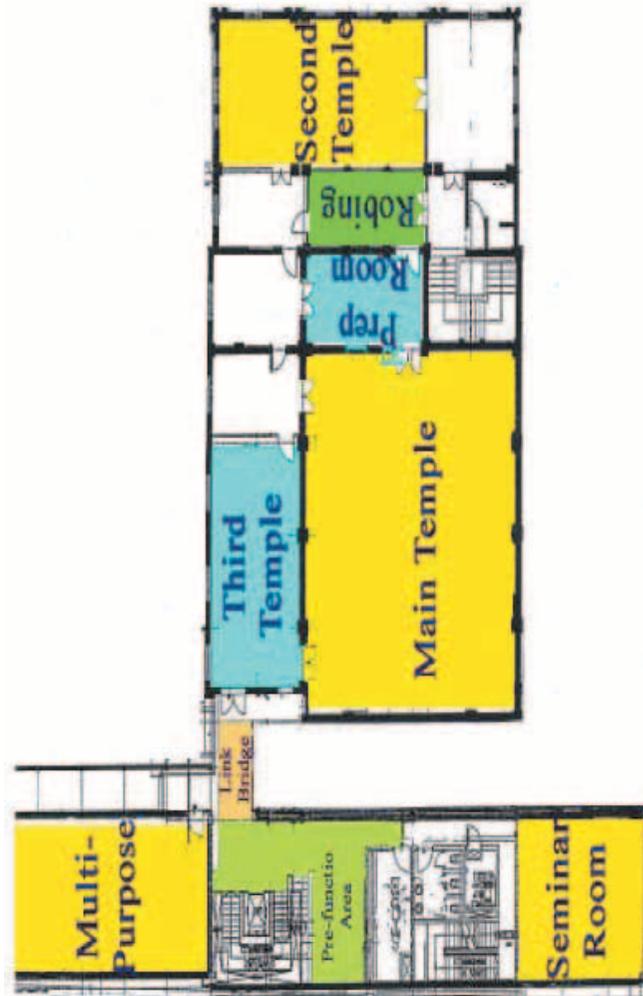


Third Floor Plan View Post - A & A

that you may the better be enabled to discharge your duties as a Mason

its costliness and splendour became objects of admiration to the surrounding nations

4. PROPOSED ALTERATIONS AND ADDITIONS

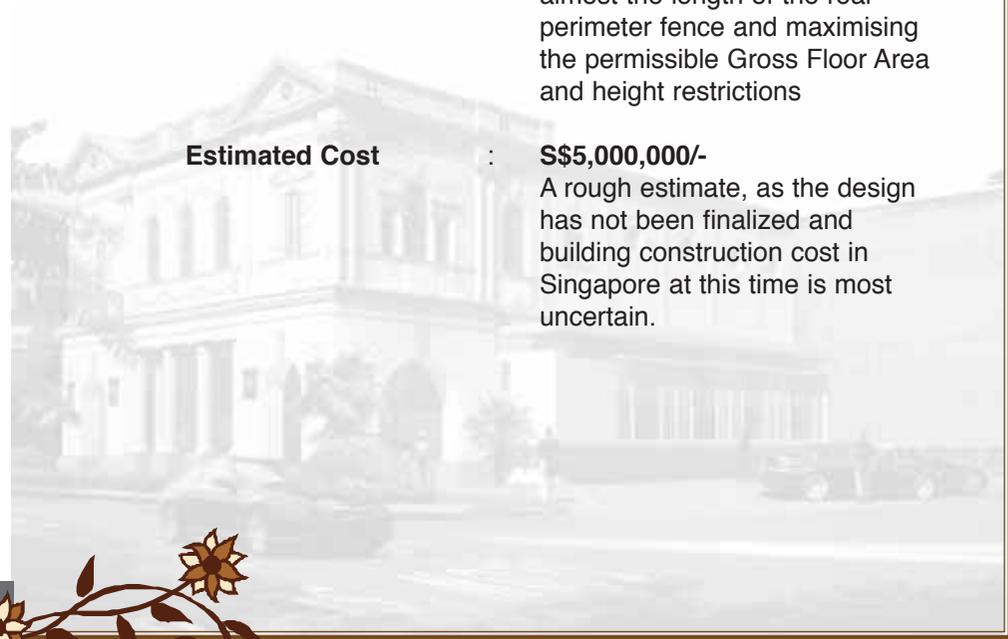


Architect : DP Architects Pte Ltd, Singapore, one of the leading Architectural companies with vast experience in the restoration and development of Conserved Buildings.

Consultants : Electrical, Mechanical, Structural and other Consultants to be appointed in due course.

Proposed Extension : A 4 storey rectangular structure including a basement behind the Masonic Temple and running almost the length of the rear perimeter fence and maximising the permissible Gross Floor Area and height restrictions

Estimated Cost : **S\$5,000,000/-**
A rough estimate, as the design has not been finalized and building construction cost in Singapore at this time is most uncertain.

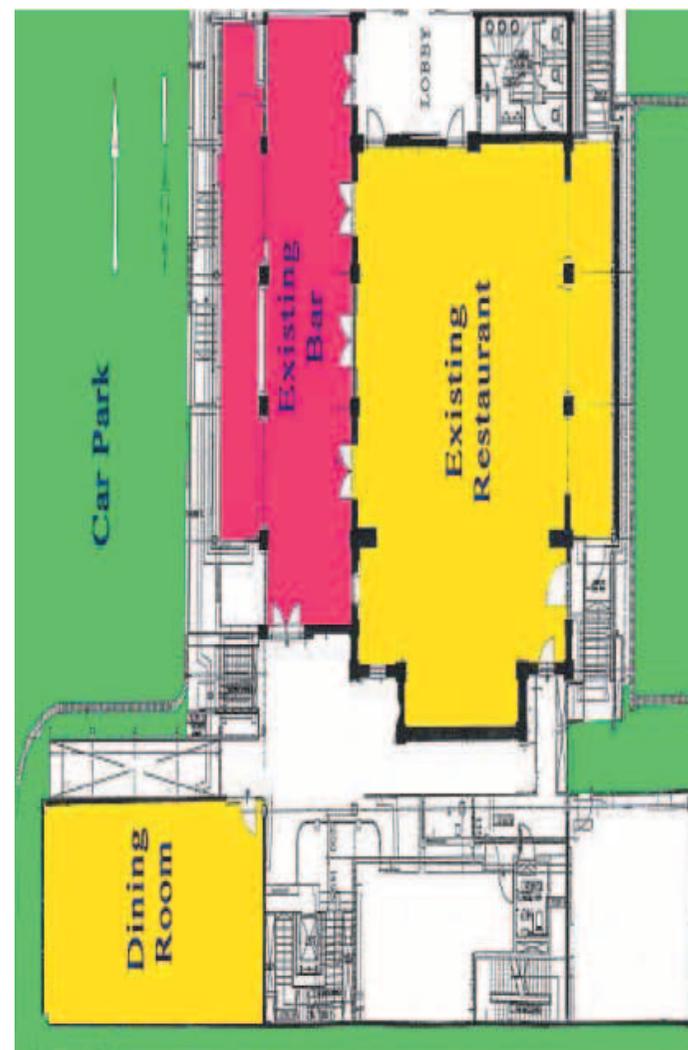


Second Floor Plan View Post - A & A

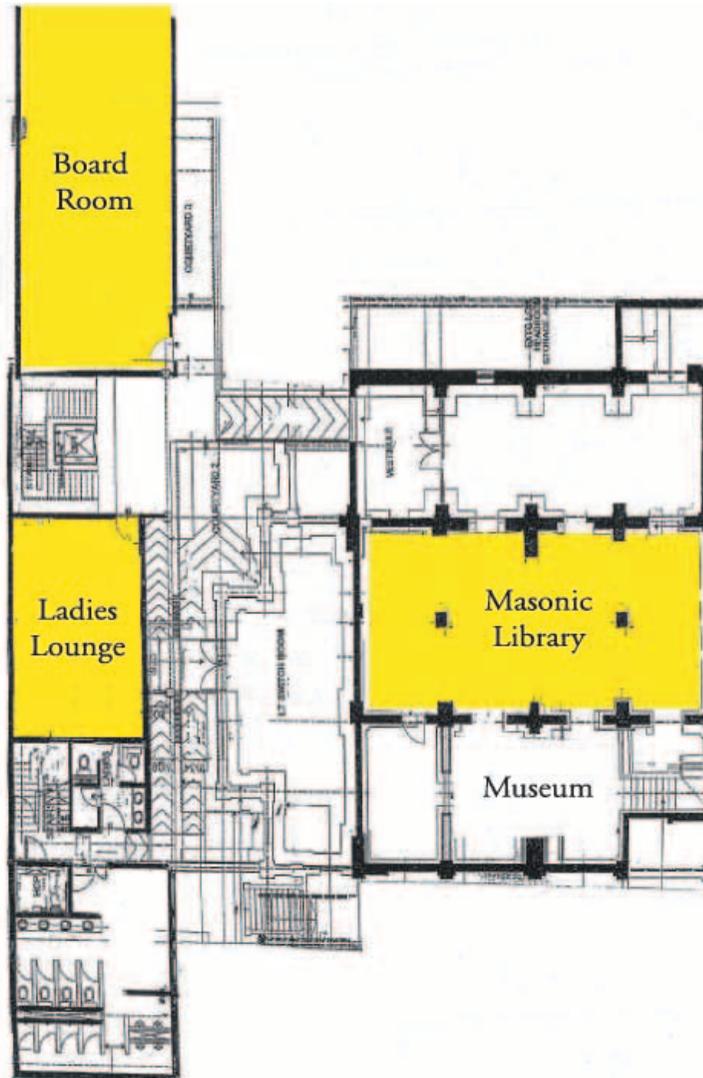
5. PROPOSED UTILISATION OF THE NEW EXTENSION

(A preliminary proposal subject to changes as long as they are desirable and practicable.)

- (i) **Basement floor area 358 sq m**
 - (a) Masonic Library/Board room for 35 pax
 - (b) Ladies' lounge
 - (c) Showers, toilets and lockers
- (ii) **1st Storey floor area 483 sq m**
 - (a) Rectangular room 85 sq m for Festive Board and Harmony for 50 Brethren in the evenings and for private functions during the day & in the evenings, if available.
 - (b) Restaurant kitchen and cold room
 - (c) Square room 54 sq m as office/store for the restaurant
 - (d) Gents and Ladies handicapped toilets
- (iii) **2nd Storey floor area 285 sq m**
 - (a) Rectangular room 85 sq m about the size of the 2nd Temple as office.
 - (b) Square room 54 sq m as conference room and occasional use as a third temple.
 - (c) Ladies toilets
- (iv) **3rd Storey floor area 270 sq m**
 - (a) Rectangular room 85 sq m as the Third Masonic Temple or as office for Districts, Inspectorate, the Hall Board and The Masonic Club.
 - (b) Committee room 54 sq m
 - (c) 2 small bed rooms ensuite bathroom & toilet.
 - (d) Gents toilets and toilet for the handicapped.



First Floor Plan View Post - A & A



General

- (i) There will be sufficient space to set up a small shop to stock Masonic regalia, books, etc for sale.
- (ii) All floors will be connected by a lift and two staircases.

New Proposals

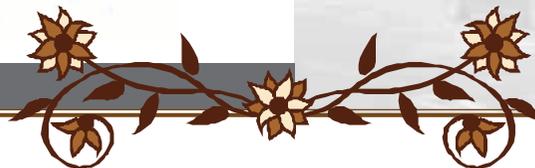
The proposed utilization of the facilities on every floor is only a suggestion. Brethren are urged to write to The Masonic Hall Board giving alternative proposals, which will be carefully considered.

6. COMPARISON OF FLOOR AREAS

The following is a comparison of the floor areas currently available in the Masonic Temple with the floor areas in the new four storey extension.

	Masonic Temple	Proposed Extension	Total Floor Area
1. Basement	301 sq m	358 sq m	659 sq m
2. First Storey	420 sq m	483 sq m	903 sq m
3. Second Storey	514 sq m	285 sq m	799 sq m
4. Third Storey	NIL	270 sq m	270 sq m
TOTAL	1235 sq m	1396 sq m	2631 sq m

Basement Plan View Post - A & A



7. ALTERATION TO MAIN BUILDING

A new staircase at the front of the present Masonic Hall will provide easy access to the existing basement, which will be connected to the basement of the new block.

In accordance with the requirements of the URA the extension on both sides of the main restaurant will be replaced by structures, which will be in harmony with the existing style of the main building.

A lift in the new block will have access not only to all its floors but also to the 2nd Storey of the existing building and its Temples by way of a link bridge. A special ramp will also be fitted at the back of the existing building to provide easy access to its 1st Storey for our fragile Brethren. Direct handicapped access from the car park to the lift will be available.

8. LIGHTING

The URA has directed the Hall Board to engage a professional lighting Consultant to design a proper system to light up the exterior of the Masonic Temple at night in a manner befitting the conserved buildings in Singapore.

Now is the appropriate time to share and consult with the Brethren as to our proposal, since the URA has given its approval in principle and as the architectural drawings have still not been finalized. This is an appropriate opportunity for you to put forward your suggestions and even criticisms in writing to the Masonic Hall Board.

The members of the Hall Board consider themselves very fortunate to have been able to conceptualise a beautiful vision for the future of Freemasonry in Singapore. If our predecessors did not have a dream and a vision, how could we have been enjoying this beautiful Freemasons' Hall, which was built by only a handful of Freemasons 129 years ago? However, our new vision cannot be implemented without the full and enthusiastic support of every member of the fraternity in Singapore because the lease on our land has no commercial value!

Please seize this unique opportunity of being able to contribute to a worthy Masonic project, which will be the envy of Freemasons in the region for years to come. We have all benefited immensely from the legacy of our predecessors. Let us all answer this urgent call for financial assistance to bequeath something worthwhile to our successors. Is there no help for the Widow's Son?



ELEVATION FACING GARDEN

11. GENERAL

The Masonic Hall Board, as the custodian of the Masonic complex, must have a reliable and adequate source of regular income, besides the Brethren of the fraternity, to enable it to maintain the complex to the highest standard becoming of the stature of the fraternity. A significant Sinking Fund needs to be developed as the building is of no commercial value, and the Board hence is unable to mortgage the premises. This is also the reason why some space may need to be set apart for renting out to third parties, to generate a steady income.

We therefore appeal for funds from the Brethren for the improvement of facilities at the Masonic Complex in Singapore. The Masonic Hall is a Conserved Building and therefore is subject to numerous stringent Rules and Regulations for any alterations or additions. There have been challenges in planning for this proposal at a time when only limited funds are available. This has been daunting and exciting.

Many proposals from the architects, counter proposals from the Hall Board and the URA have kept the Hall Board busy for well over 6 years before arriving at a concept that has a reasonable chance of meeting the needs of the fraternity.

It would have been premature and even impractical to involve the whole fraternity in Singapore until a suitable concept plan could be put forward for their consideration.

9. ASSURANCES

- (i) The use and outlook of the existing Main Masonic Temple and the Second Temple will remain as they are. The small Third Temple used for a few Christian degrees only may well be relocated to the new extension.
- (ii) The Masonic Hall Board has no plans to remove the existing Bar on the 1st storey of the existing building. If there is a strong demand for a private Masonic Bar, there will be sufficient space for a small second Bar in the basement reserved solely for the Brethren.
- (iii) The Masonic Club will continue to function as it has done for many years.
- (iv) The floor levels of the 3 storeys in the existing building will match the floor levels in the new extension. The proposed passenger lift will serve all the 4 storeys in the new extension and car park.

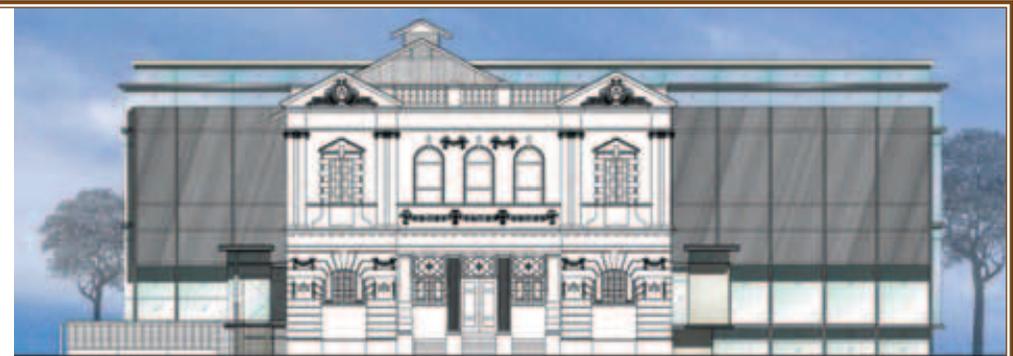


ELEVATION FACING CARPARK

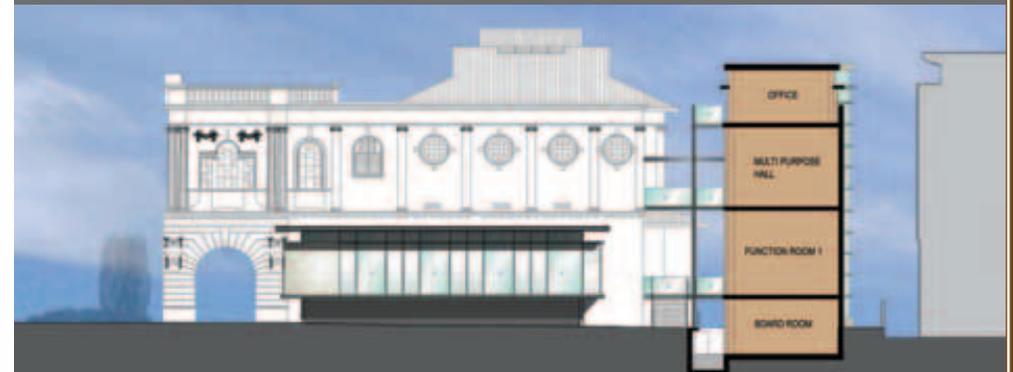


10. BENEFITS

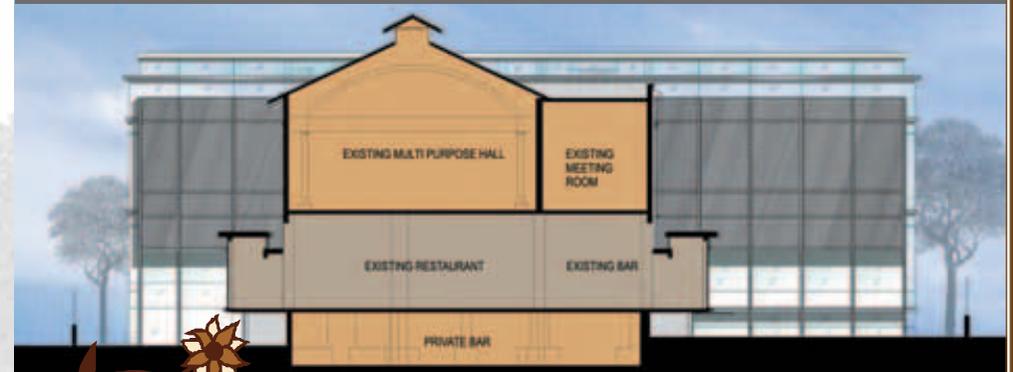
- (i) Our fragile Brethren will have seamless access to every part of the existing building as well as its new rear block by way of a lift and a ramp at the back of the existing building.
- (ii) The new Masonic complex with modern facilities will display an ambience that will make every resident and visiting Brother proud to belong.
- (iii) The new complex will enhance the image of the fraternity in Singapore, which in turn, should assist in enrolling greater numbers of new members of the appropriate standing in the community.
- (iv) The enlarged dining facilities in the complex will enable the main restaurant and other dining rooms to be opened to the public most of the time and will attract reputable caterers to operate the restaurant with a cuisine of international standard.
- (v) Festive boards will be able to enjoy a quiet and dignified ambience in exclusive dining rooms, away from the present boisterous noises from a bar next door.
- (vi) The new Masonic Library & museum will show case the fraternity to the public at large, besides providing the necessary facilities for serious research to our interested Brethren.
- (vii) The Masonic bodies will have the flexibility to hold scheduled and ad-hoc meetings such as, practice and committee meetings, as well as to re-schedule their Regular meetings to an alternative time and date.



FRONT ELEVATION



SECTION ACROSS NEW REAR EXTENSIVE



SECTION ACROSS MAIN BUILDING