

THE LADIES RECREATION CLUB
MASTER PLAN OF FUTURE WORKS



LADIES RECREATION CLUB
MASTER PLAN PRESENTATION



THE MASTER PLAN

The aim of the master plan is to look at where we are now, look at all possible improvements, upgrading and expansion of facilities on the LRC site.

It is not a proposal and no decisions are needed at this meeting or at this time.

It is simply an investigation of what can physically be done, and tries to show the possible potential of the LRC site.

It aims to provide a “shopping list” that can be referred to if and when the members want change.

The master plan will hopefully prove useful for the next 200 years

THE LADIES RECREATION CLUB
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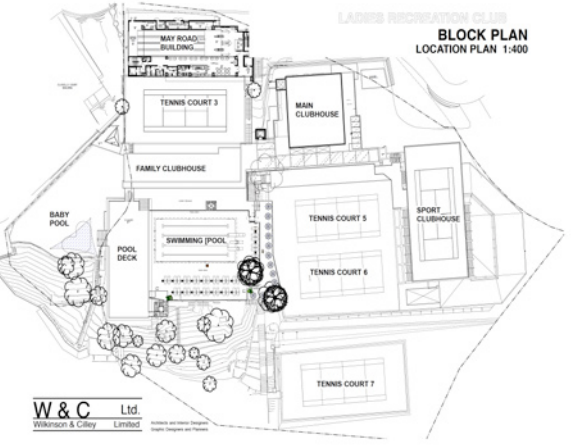
THE LRC IN 2018 - THE BASIC AREAS		
NUMBER OF ACCOUNTS.	844 ACTIVE	1411 INACTIVE
TYPE OF ACCOMMODATION	SPORTS & RECREATION.	FOOD AND BEVERAGE
COVERED AREA	1860 SQ M	699 SQ M
OPEN AREA	6285 SQ M	884 SQ M
CAR PARK	68 SPACES	979 7-DAY PERMITS 225 5-DAY PERMITS

THE LRC IN 2018 - THE BASIC FACILITIES		
SPORT FACILITIES.	FOOD & BEVERAGE	OTHER FACILITIES
10 TENNIS COURTS	4 RESTAURANTS	CHILDREN'S PLAYGROUND
2 SQUASH COURTS	SPORTS BAR	SUNDECK
1 SPORTS HALL	COCKTAIL LOUNGE	2 LIBRARIES
GYM, YOGA, DANCE	FUNCTION ROOM	SPA
4 BOWLING LANES	PRIVATE DINING ROOM	2 CARD ROOMS
2 SWIMMING & 1 BABY POOLS	DELICATESSEN	OFFICES
GOLF SIMULATOR		CAR PARKING

THE LRC NOW

We first look at where the LRC is now. These are the figures for the club.

The club sits on the magnificent wooded site, steeply sloping, and has four main buildings, marked on the site plan below



THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

OBJECTIVES OF THE MASTER PLAN

PROVIDE A GUIDE FOR ALL FUTURE IMPROVEMENTS AND DEVELOPMENT

IDENTIFY POSSIBLE UPGRADING AND DEVELOPMENT OPPORTUNITIES

EXPLORE THE POTENTIAL OF ALL THE LRC SITES

ENSURE THAT NO STAGE PREJUDICES FUTURE STAGES

PROVIDE THE FACILITIES AND SERVICES THAT THE MEMBERS WANT AND CAN AFFORD

ACHIEVE A MORE COHESIVE CLUB

ADDRESS EXISTING SHORTFALLS IN FACILITIES

RETAIN THE CHARACTER OF THE CLUB

THE BRIEF

The brief that we have assumed for this master plan study is shown adjacent.

The most important of these criteria is probably to retain the essential character of the club



CHARACTER

The essential character for each of us is likely to be different.

The character cannot be defined by the elevations as there is no a single architectural style as there isn't one, illustrated on the right. Several architects have been responsible for designing the various buildings and it shows in the mix of elevations.

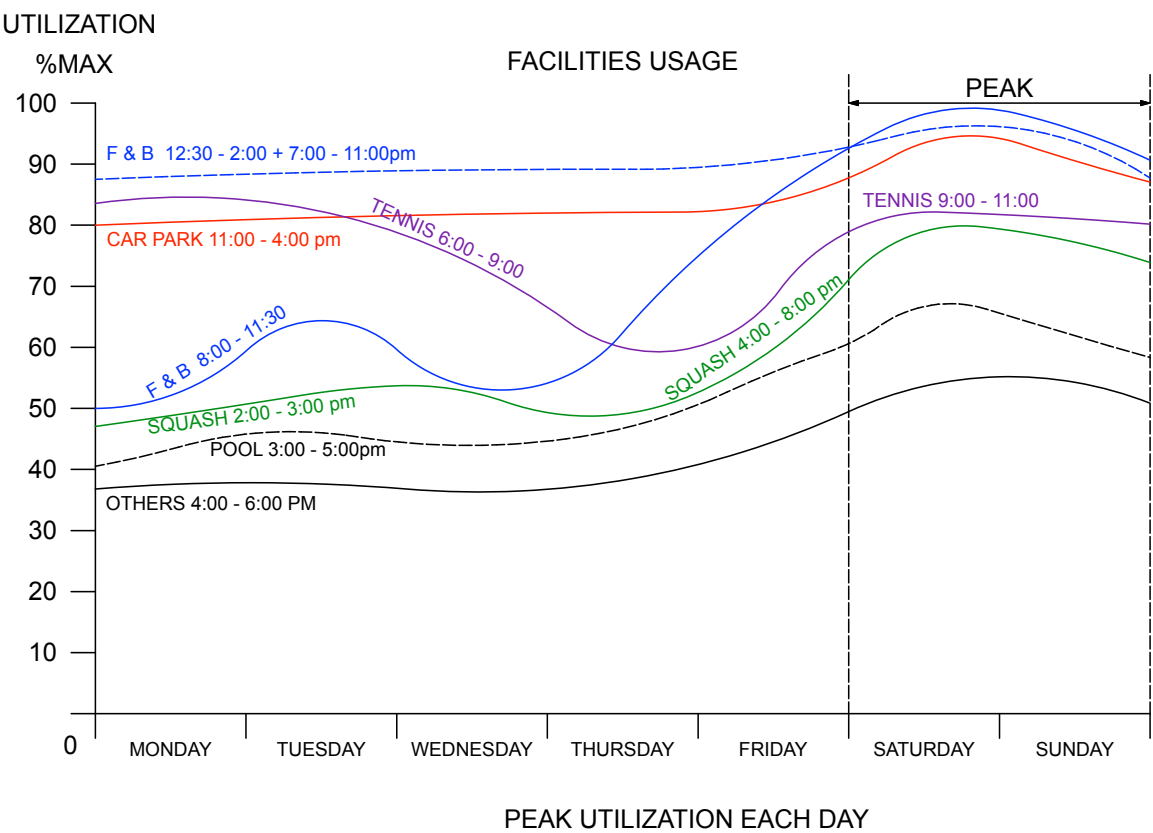
The most significant character for some could be the tennis courts, or the sports building, or the bistro terraces, or the family clubhouse and the pool

Architecturally it is the combination of all the elements, the trees, the tennis courts, and the pool, surrounded by low rise terraced building, following the line of the steep hillside, shown in the photograph below

The May road building shows little of that identity and as part of any development we need to try to integrate this building more.



LOW RISE BUILDINGS, TREES AND TERRACES



FACILITIES AND SHORTFALL

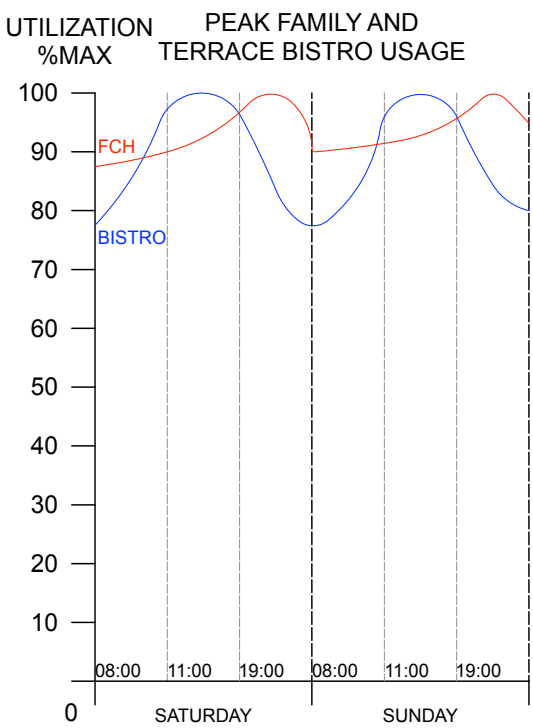
The management have carried out very detailed analysis of the use of all the club facilities.

This graph summarizes the results for a typical week for the most heavily used facilities, showing the percentage of capacity used.

When usage gets near to 100% a log jam starts to occur.

The tennis use of the LRC is pretty constant with a slight peak on Mondays and Tuesdays, probably due to league games, and a significant peak at weekends

Car parking is similar, with heavy over demand at weekends. This has been controlled to a degree by a booking system, but there is still a severe shortage



For F&B the main peak is around midday on Saturdays and Sundays.

This graph shows a comparison of the peaks for the Bistro and the Family Clubhouse at the weekend. The Family Clubhouse peaks at lunch and the Bistro in the evenings.

Unfortunately the each have their own kitchen and service system and do not share each other's overflow.

The most crowded by far is the FCH with 0.7 square metres per cover

If the service from each can be combined at peak times the log jams may be reduced.

THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

F & B PEAK MONTHS (SEPT-NOV 2017) SERVICE-COMPARISON OF OUTLETS

OUTLET	COVERS/DAY	OPEN AREA	COVERED AREA	M2/COVER
BISTRO	216	116	183	1.4
FAMILY	465	120	206	0.7
FINE DINING	45	0	79	1.8
TOTAL	726	236	468	1.1

SHORTFALL IN CAPACITY

F & B IN FAMILY CLUBHOUSE

CAR PARKING SPACES

TENNIS COURTS

INABILITY TO HOLD LARGE FUNCTIONS

SHORTFALL IN CAPACITY

Then to summarize the shortfall roughly in order of severity is:

-Car parking

-Family Club house F&B capacity

-Tennis

This shortfall needs to be addressed in any development.

- PLANNING PROBLEMS
- POOL CHANGING
 - COVERED LOADING
 - LARGE FUNCTION SPACE
 - INTEGRATION OF MAY RD
 - CENTRAL CIRCULATION
 - KITCHEN CONSOLIDATION
 - USE OF FAMILY CLUBHOUSE
 - NO COVERED WALKWAY



PLANNING PROBLEMS

As a result of staged rebuilding, the design and location of some parts of the club could be improved. These are outlined below

<the lack of a covered loading bay for handling goods in bad weather

-lack of integration of the May > Road building noted above

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<-there is nowhere at present to hold a F&B function for the members. In other clubs this has proved essential both for the members and for F&B income. The higher the outside income, the lower the monthly members fees !

The location of the pool changing rooms- at present swimmers need to walk through the club after changing>

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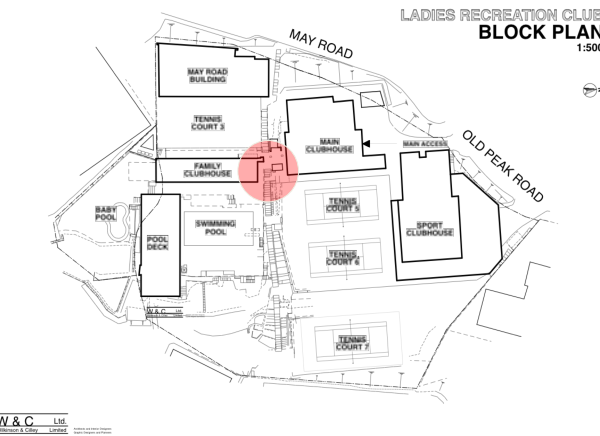


- PLANNING PROBLEMS
- POOL CHANGING
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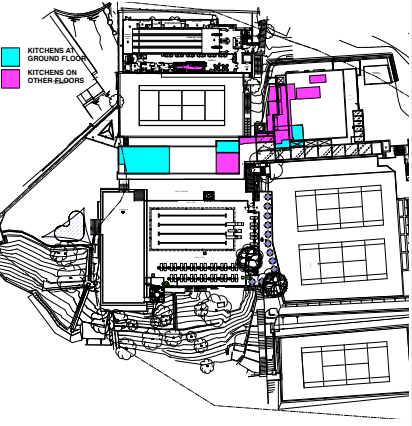


>-Creation of a centre for the club. The geographic centre of the club is shown in red on this plan, which is where four main walkways meet.

As the centre of this prestigious club it can be > improved and the circulation simplified.



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< Consolidation of the multiple kitchens shown on this plan

Better use of the upper floors of the family club house building for members- the upper two floors of this building do not make use of the magnificent view.>

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 - NO COVERED WALKWAY



<-The lack of a covered walkway connecting lifts on the roof of the main building

Hopefully we can resolve some of these with the upgrading and future development

THE MASTER PLAN PROJECTS

On the next panels are the various projects that result in increase of facilities for the members. These projects fall into two categories:

-Upgrading without increasing the built area by remodeling and/or upgrading existing spaces

-Upgrading by building new area, using open sites between existing buildings

The schemes shown are not in any particular order and each one can be carried out as and when needed.

The work on the sports, with the additional safety of a sprinkler installation, is the only one where planning has started already, and work is ready to commence.

THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

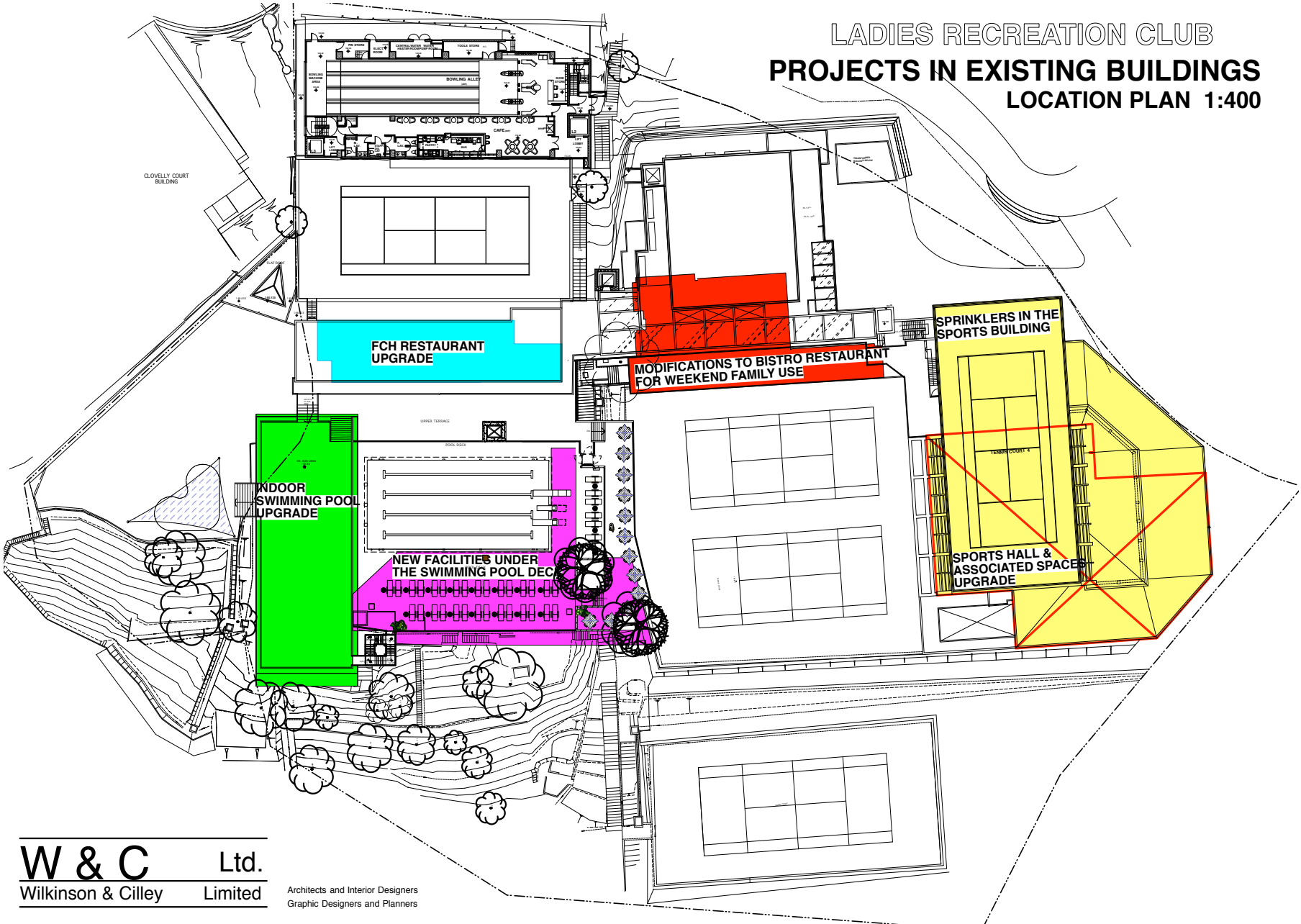
PROJECTS IN EXISTING BUILDINGS

THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

CLASSIFICATION OF UPGRADING

UPGRADING WITHOUT INCREASING BUILT AREA
(REMODELLING AND UPGRADING EXISTING SPACES)

UPGRADING BY BUILDING NEW AREA
(USING OPEN SITES BETWEEN EXISTING BUILDINGS)



THE LADIES RECREATION CLUB
FUTURE PROJECT WORKS

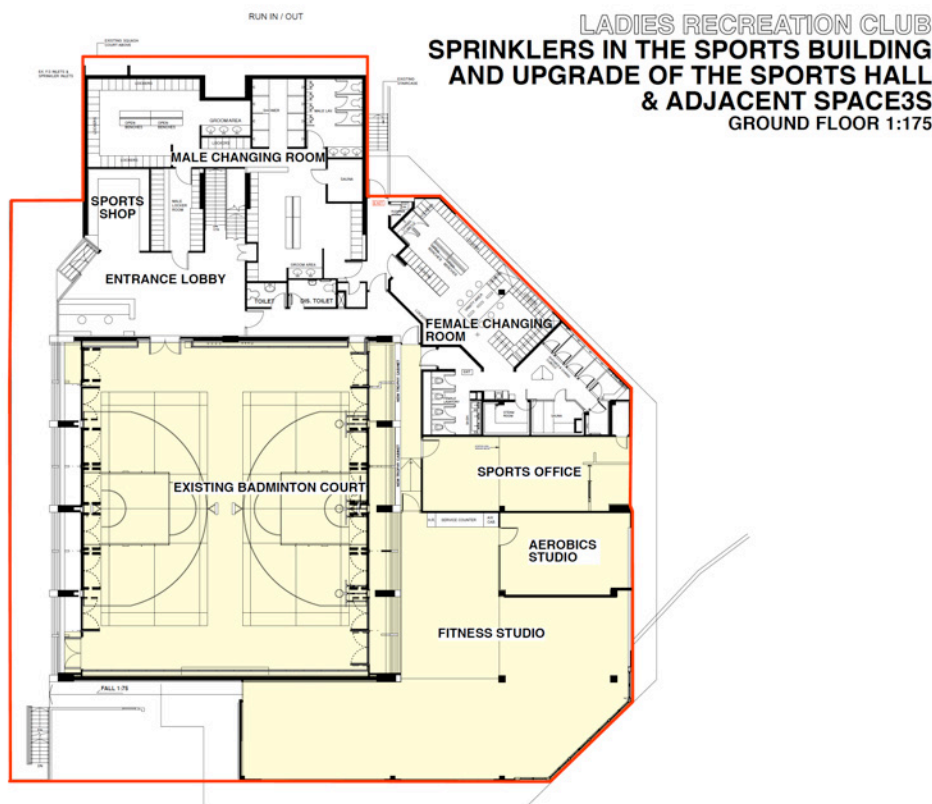
PROJECTS WITHIN THE EXISTING BUILDINGS AND NEW BUILDING PROJECTS WILL BE KEPT SEPARATE. THE FORMER BEING ESSENTIAL BUT THE LATTER OPTIONAL. TIMING WILL REFLECT THE MEMBERS REASONABLE EXPECTATION OF QUIET ENJOYMENT.

PROJECTS WITHIN THE EXISTING BUILDINGS

- RENOVATION OF THE SPORTS HALL AND ALLIED SPACES
- PROVISION OF SPRINKLERS IN THE SPORTS BUILDING AND A SERVICE AREA FOR FUNCTIONS IN THE HALL
- ADJUSTMENTS TO PERMIT USE OF THE GROUND FLOOR MAIN CLUBHOUSE FOR FAMILY DINING AT WEEKENDS
- REFURBISHMENT AND IMPROVEMENTS TO THE FAMILY CLUB HOUSE RESTAURANT
- REFURBISHMENT AND IMPROVEMENTS TO THE INDOOR SWIMMING POOL

THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

SPRINKLERS IN THE SPORTS BUILDING AND SPORTS FACILITIES IMPROVED



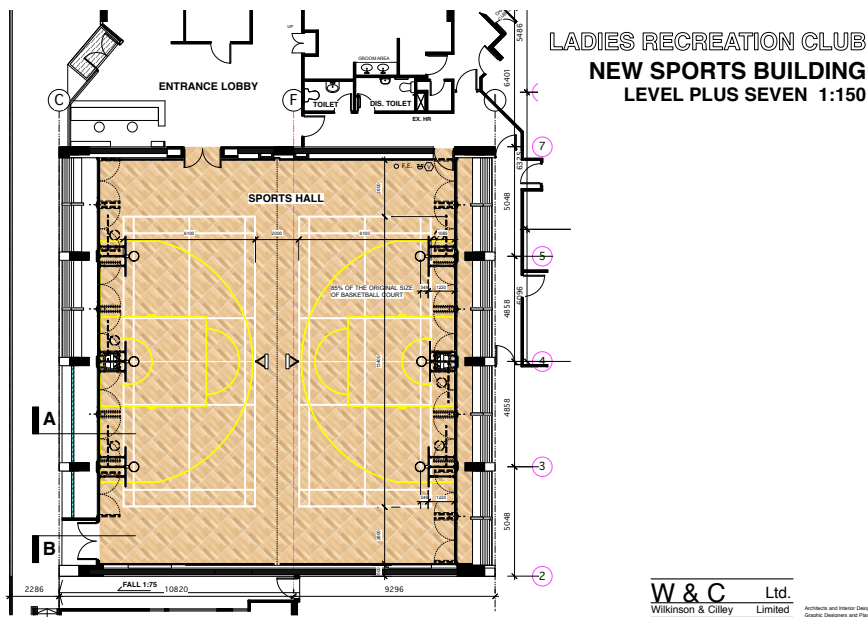
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IMPROVEMENTS TO THE SPORTS BUILDING

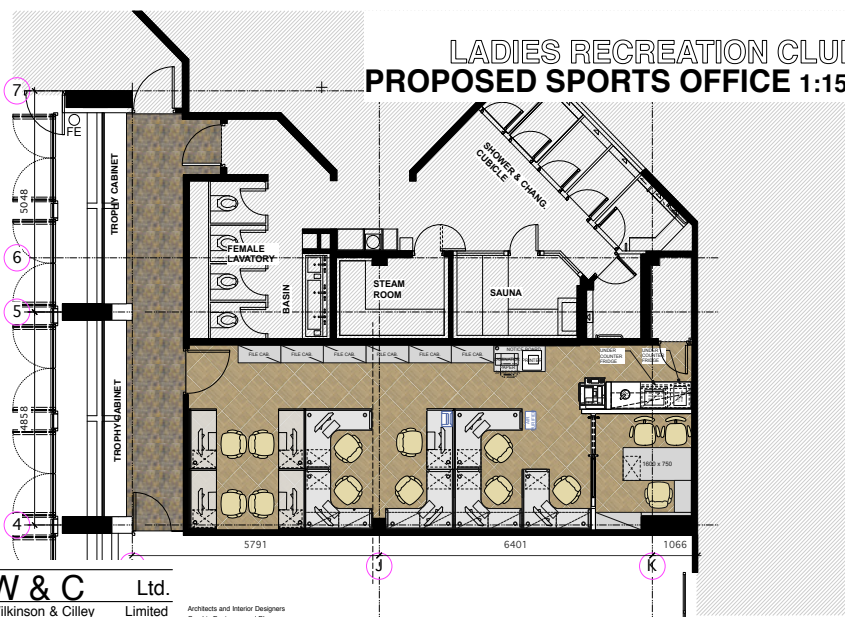
The sports Hall will have a sprung timber floor. It will be provided with storage cupboards on both long walls, and will have rebound panelling at low level and acoustic finishes to the upper walls and a floating acoustic panel ceiling to improve the ambience.

The gym will be provided with professional flooring compatible with the different activities and the equipment will be provided new. The existing balcony will be incorporated into the interior and there will be a floating acoustic panel ceiling to improve the ambience.

The office will be refurbished and fitted with new equipment and will provide seating for 4 coaching staff. New purpose built trophy cases will be added into the refurbished corridor.



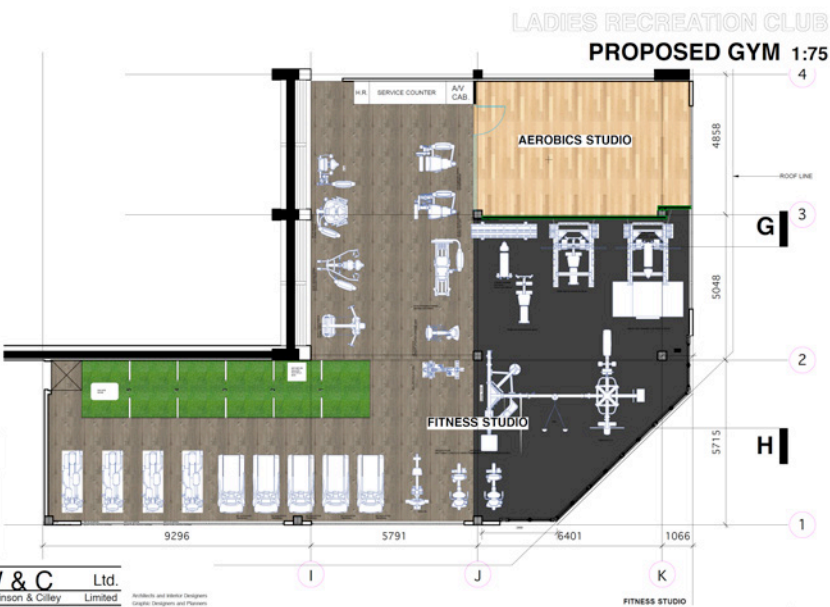
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SPRINKLERS IN THE SPORTS BUILDING

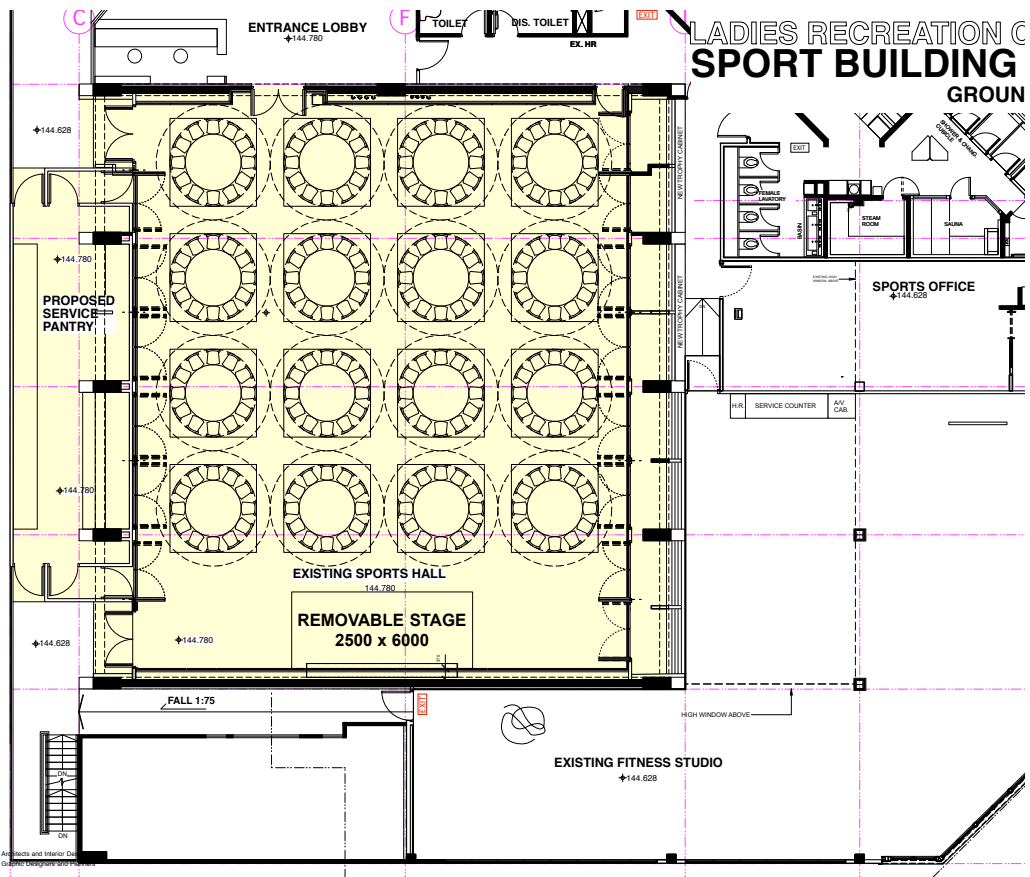
Sprinklers will be added into the Sports Building which is the only part of the LRC fabric which is not already provided with them.



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THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

FURTHER IMPROVEMENTS TO THE SPORTS BUILDING

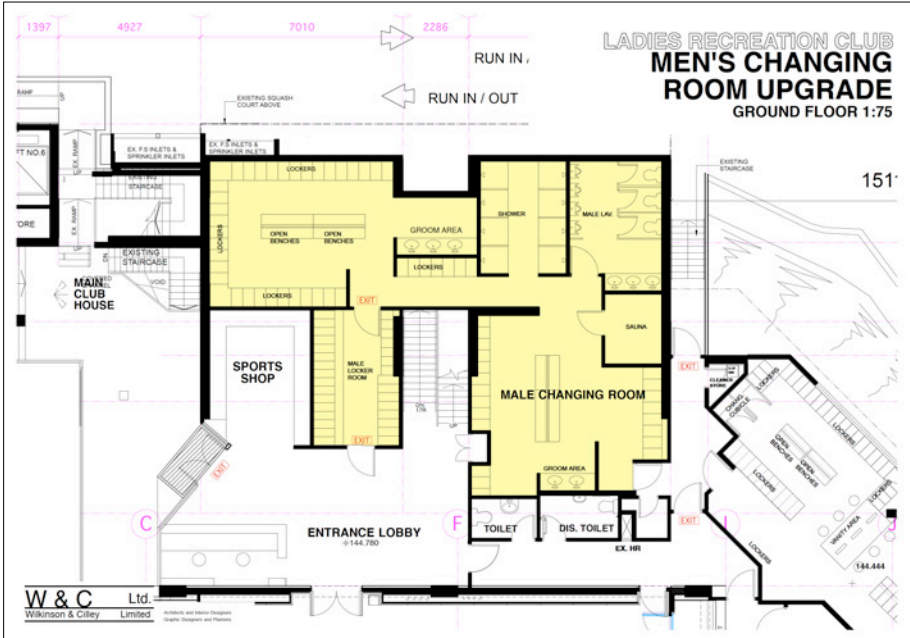
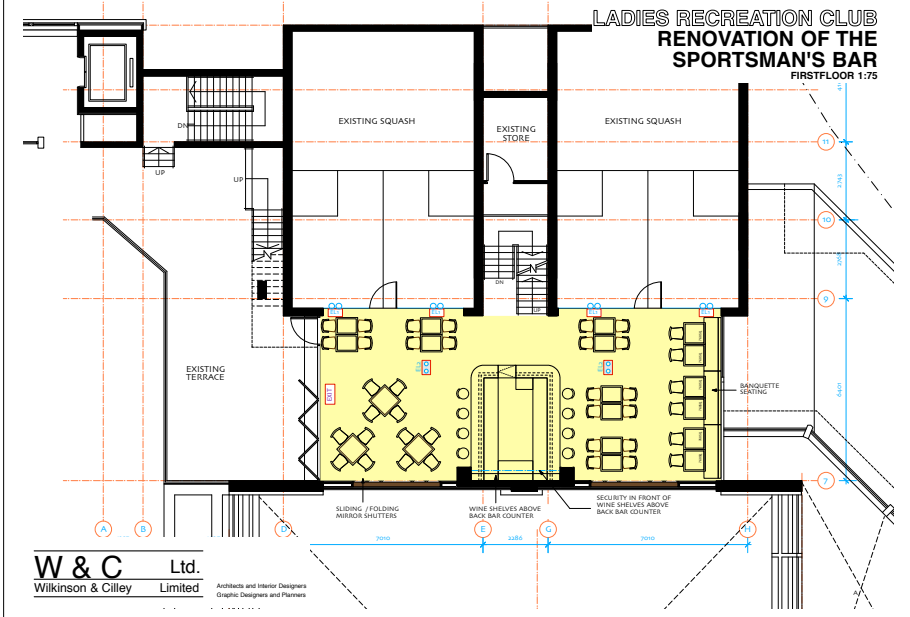
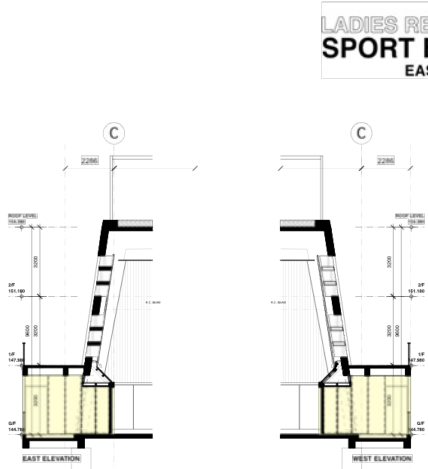


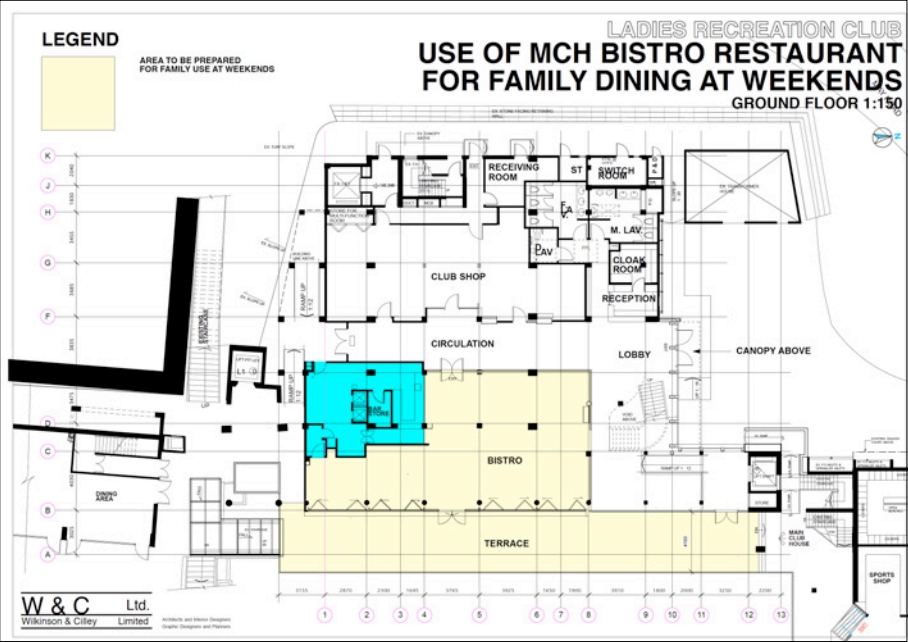
IMPROVEMENTS TO THE SPORTS BUILDING

With sprinklers added into the space the Sports Hall it will be capable of being used for large functions which is something the Club is unable to do with the existing buildings. However this will require the construction of a service pantry to allow the simultaneous service to large numbers of people.

With the introduction of sprinklers the opportunity exists to refurbish the Sportsman's bar.

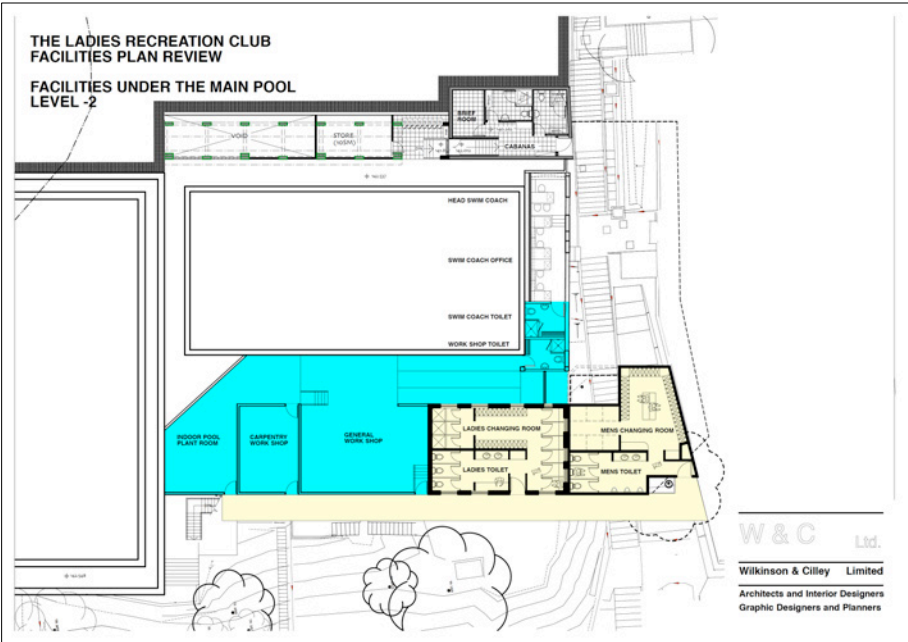
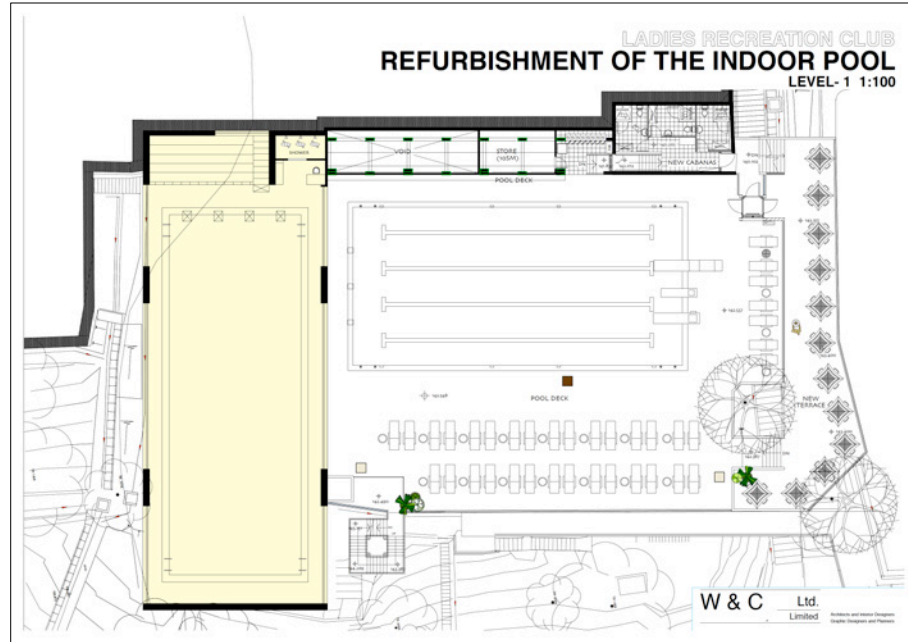
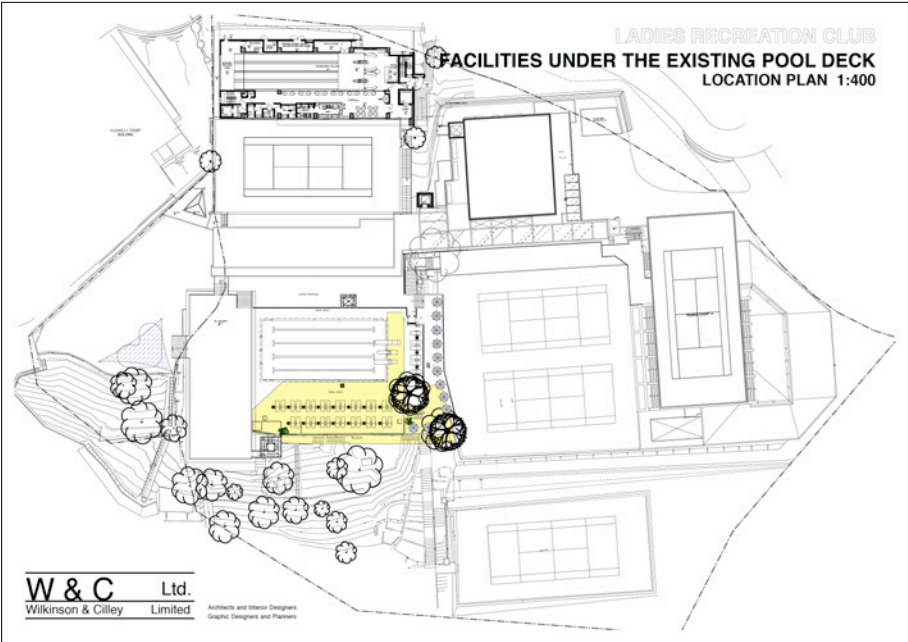
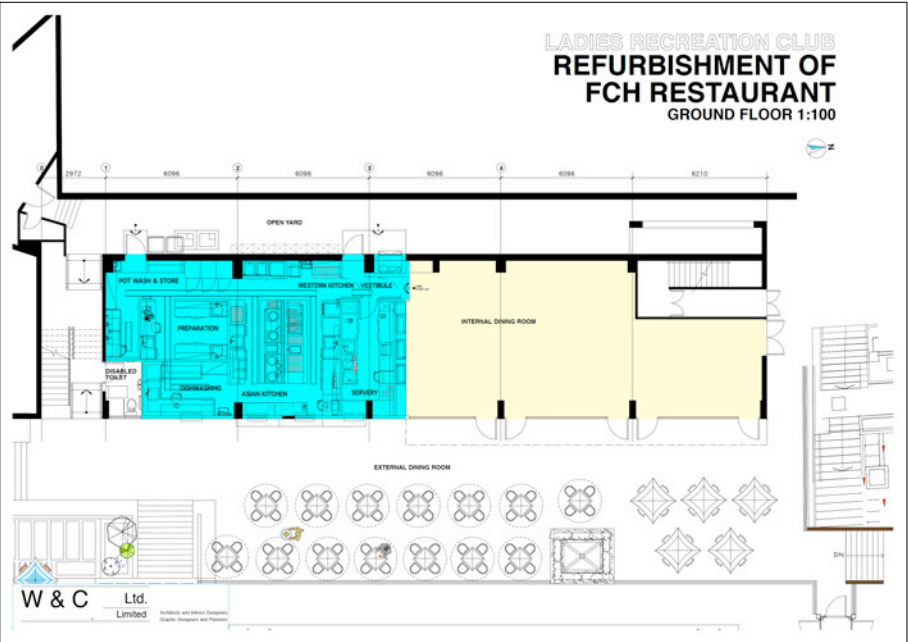
With the introduction of sprinklers the opportunity exists to refurbish the Men's Changing Room.





THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

FURTHER IMPROVEMENTS WITHIN THE EXISTING BUILDINGS



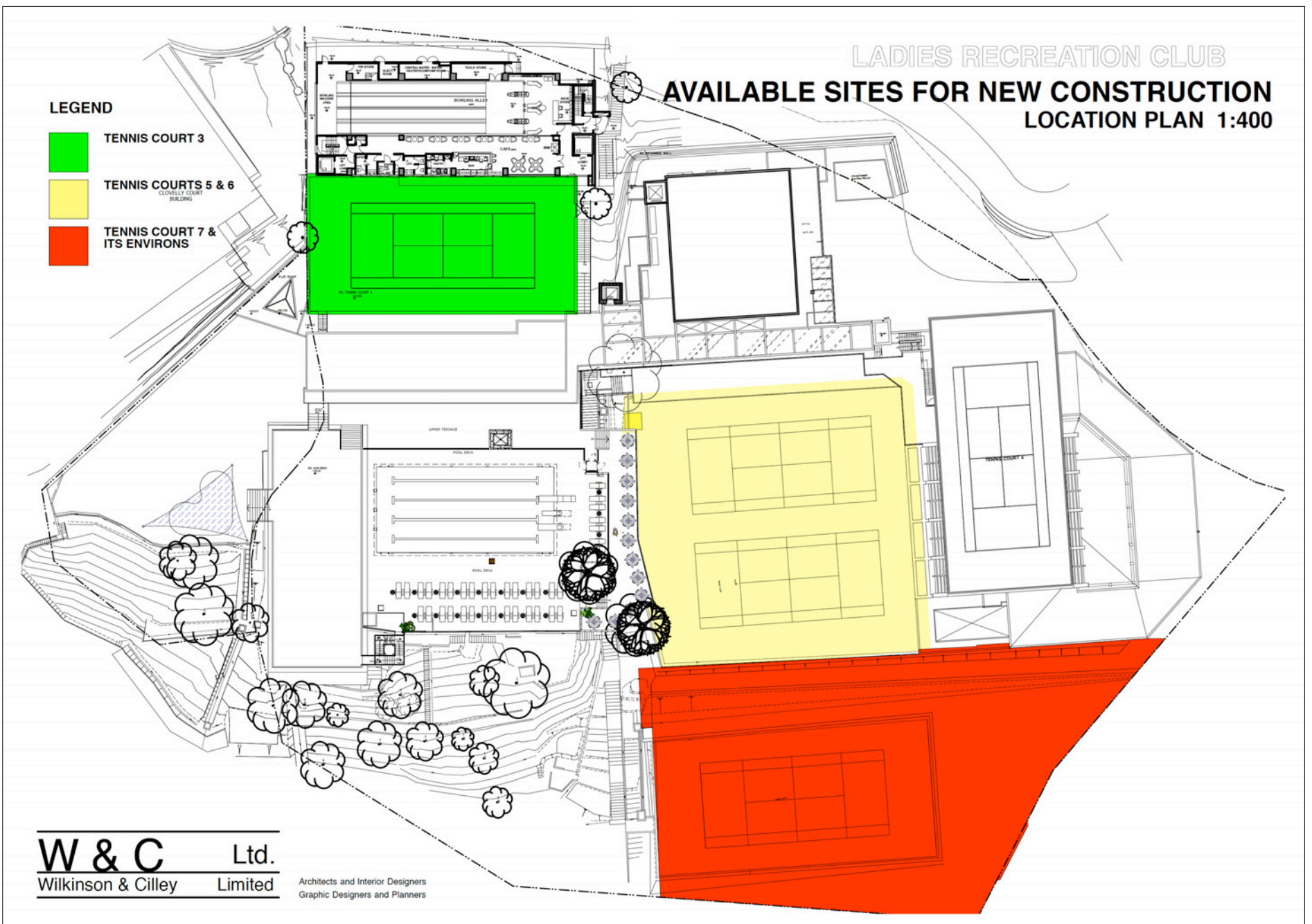
THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

UPGRADES WITHIN EXISTING BUILDINGS		
PROJECT	COST	NEW AREA INT + EXT
SPRINKLERS INSTALLATION	HKS 8 M	(EXIST)
SPORTS HALL UPGRADE	HKS 21 M	680 (EXIST)
LARGE FUNCTION CAPACITY	HKS 9.5 M	58 (EXIST)
BISTRO ALTERATION	} HKS 5 M	194 (EXIST)
FCH DINING ROOM IMPROVEMENTS		237 (EXIST)
INDOOR POOL IMPROVEMENTS		255 (EXIST)
FACILITIES UNDER THE MAIN POOL DECK	HKS 7.5 M	123 (EXIST)
TOTAL	HKS 66 M	1547 (EXIST)



THE LADIES RECREATION CLUB MASTERPLAN OF FUTURE WORKS

AVAILABLE SITES FOR NEW CONSTRUCTION



THE AVAILABLE SITES FOR NEW CONSTRUCTION

1. TENNIS COURT 3
2. TENNIS COURTS 5&6
3. TENNIS COURT 7 & ITS ENVIRONS

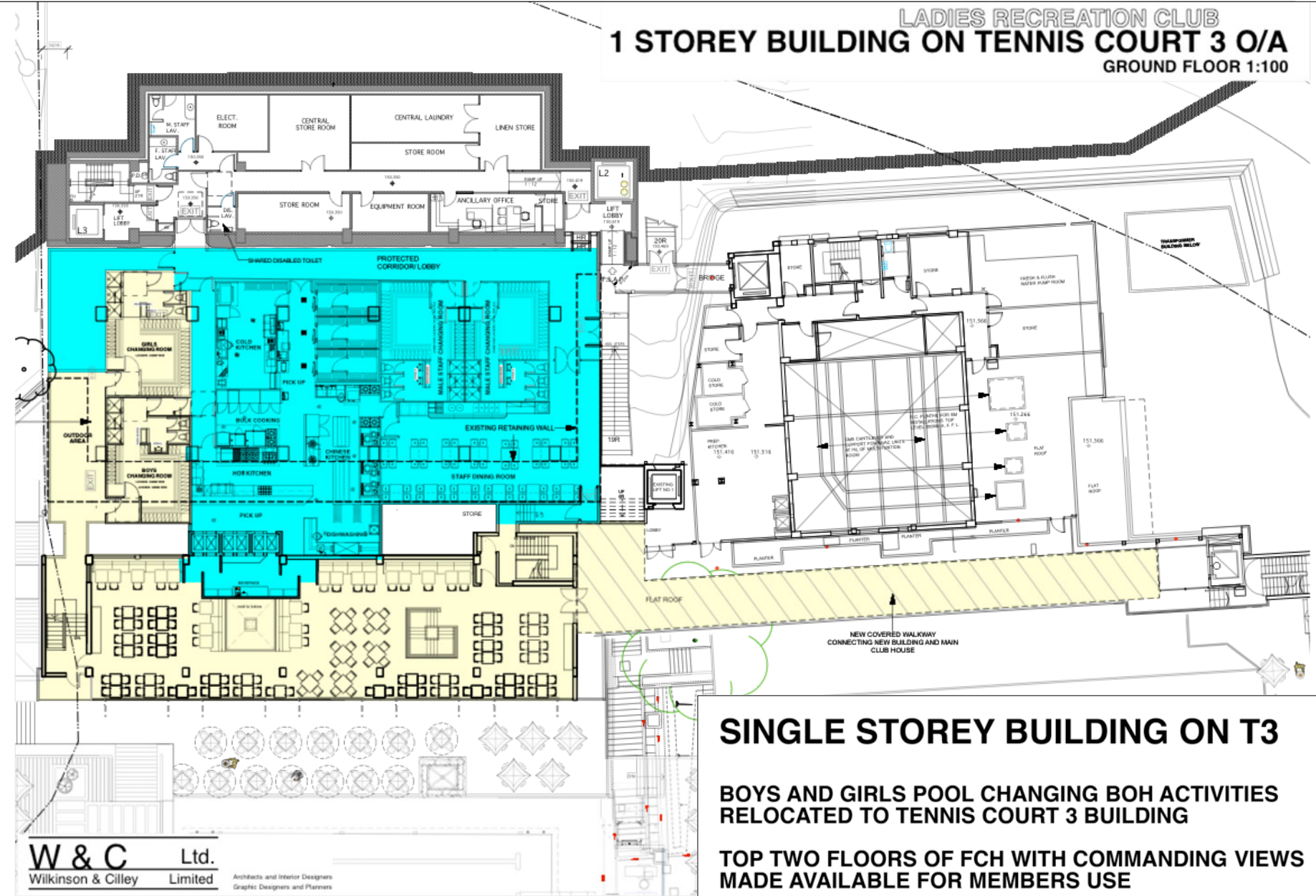




THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

1 STOREY BUILDING ON TENNIS COURT 3 AND ALTERATIONS TO THE FCH

ACCOMMODATION	FACILITIES	NEW AREA INT + EXT
MEMBERS ACTIVITIES INDOOR	BOYS AND GIRLS POOL CHANGING	123
MEMBERS ACTIVITIES OUTDOOR	TWO STOREY RESTAURANT IN THE FCH	548
	ONE TENNIS COURT	578
	COVERED ACCESS FROM LOBBY LIFT	130
STAFF & BOH ACTIVITIES	CENTRALISED KITCHEN	312
	STAFF CHANGING ROOMS	82
	STAFF DINING ROOM	106
	SERVICE STATIONS	44
TOTAL		1215 708
COST		110 M

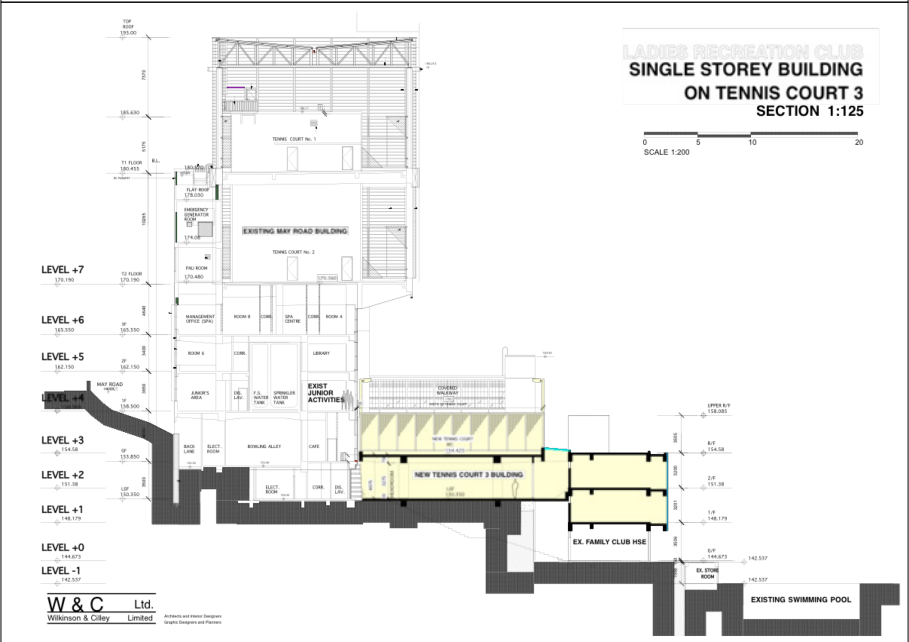
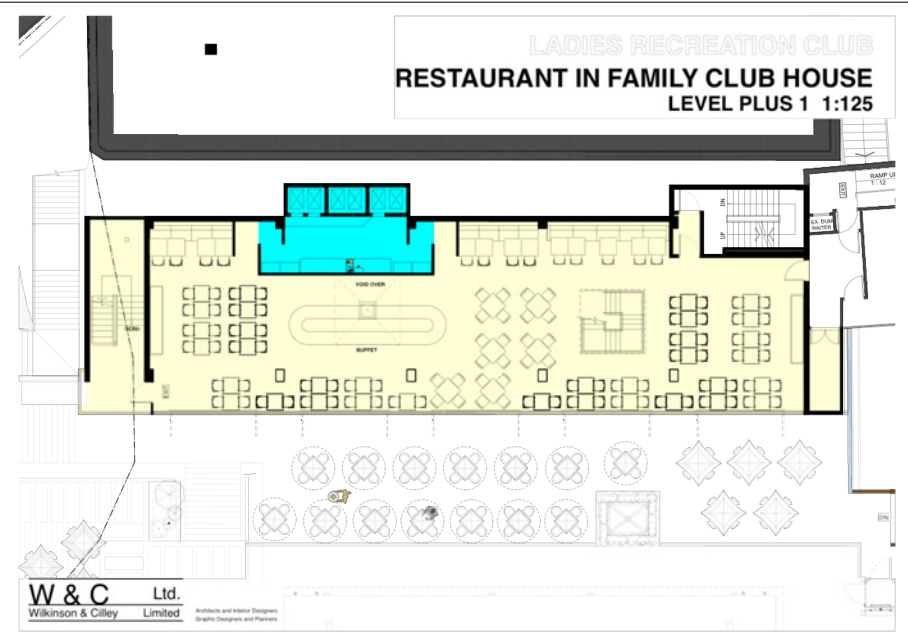


SINGLE STOREY BUILDING ON T3

BOYS AND GIRLS POOL CHANGING BOH ACTIVITIES
RELOCATED TO TENNIS COURT 3 BUILDING

TOP TWO FLOORS OF FCH WITH COMMANDING VIEWS
MADE AVAILABLE FOR MEMBERS USE

SECOND FLOOR OF FCH DIRECTLY CONNECTED TO
THE MAIN FOYER OVER THE MAIN CLUBHOUSE ROOF

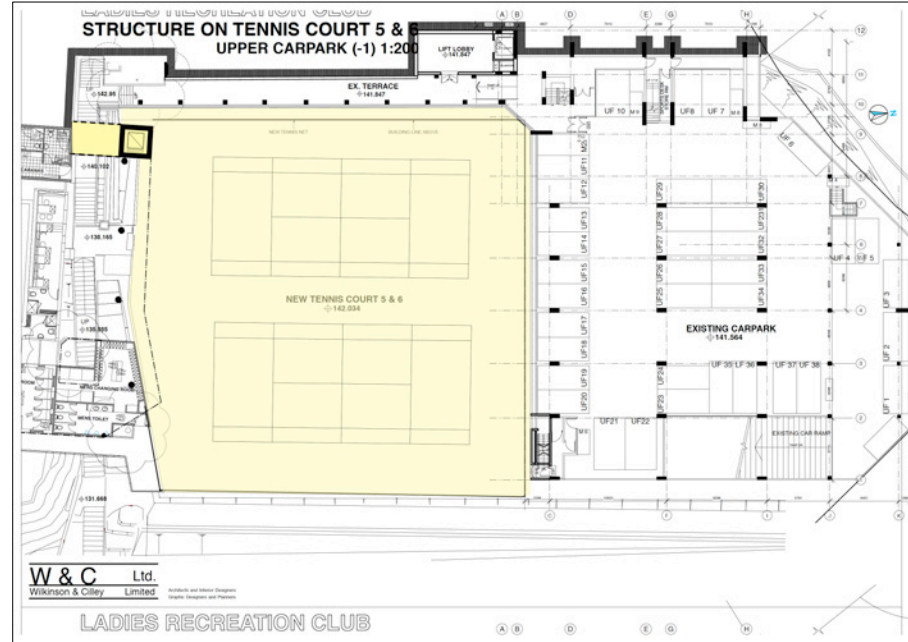
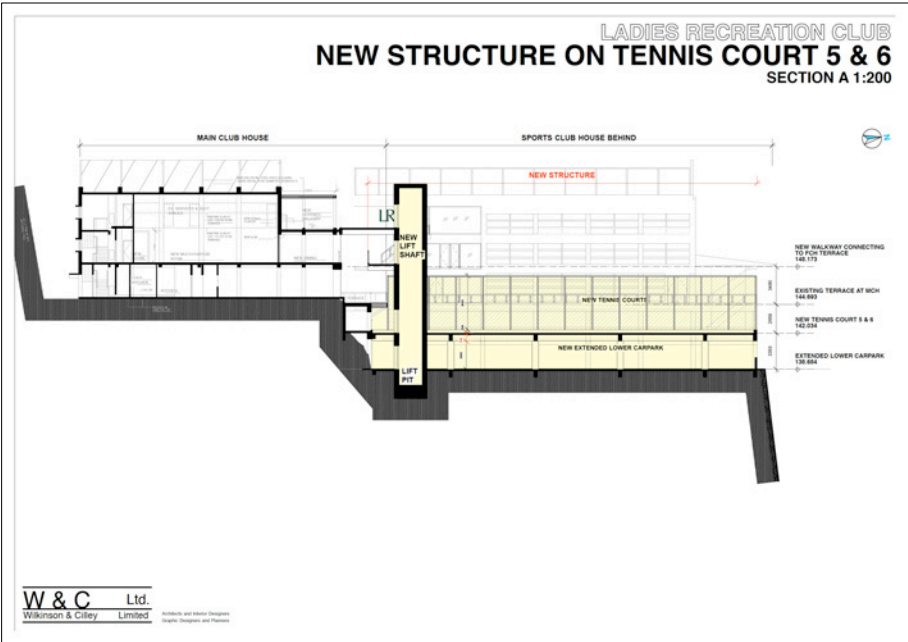
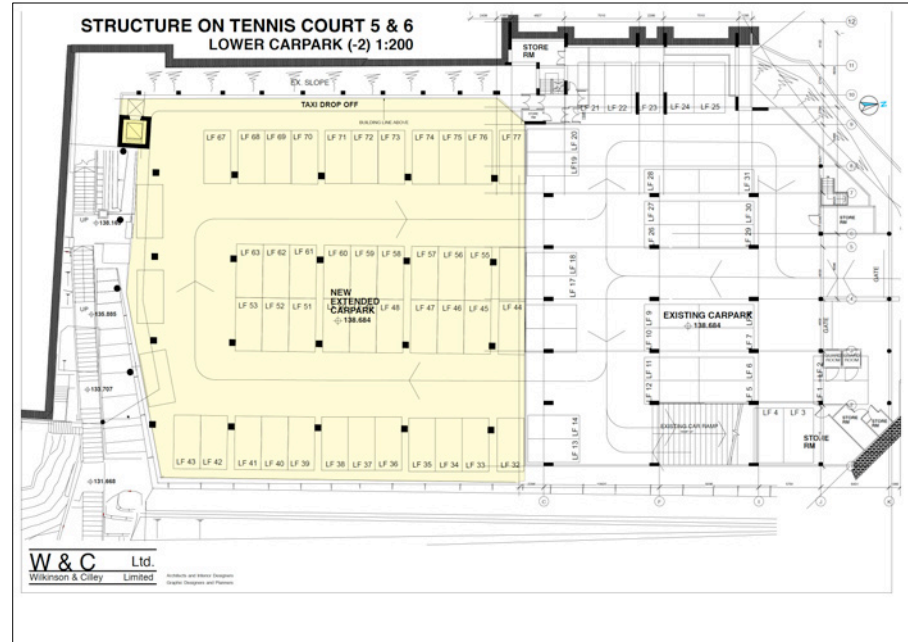
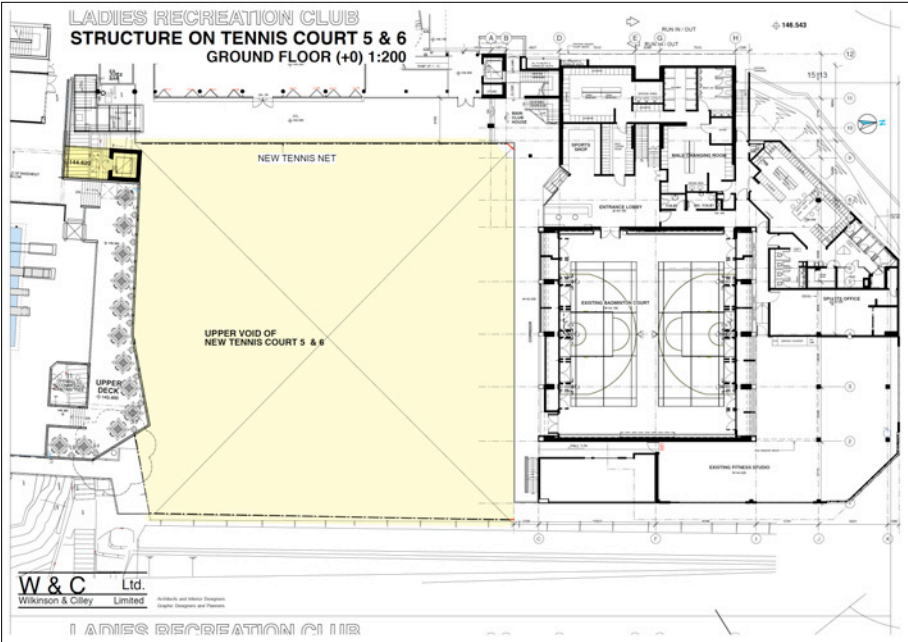
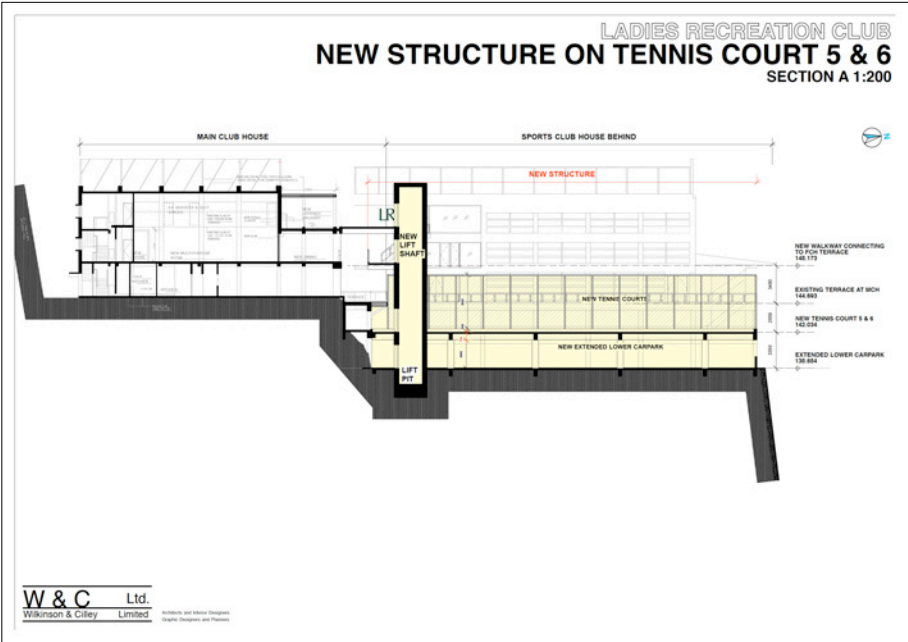




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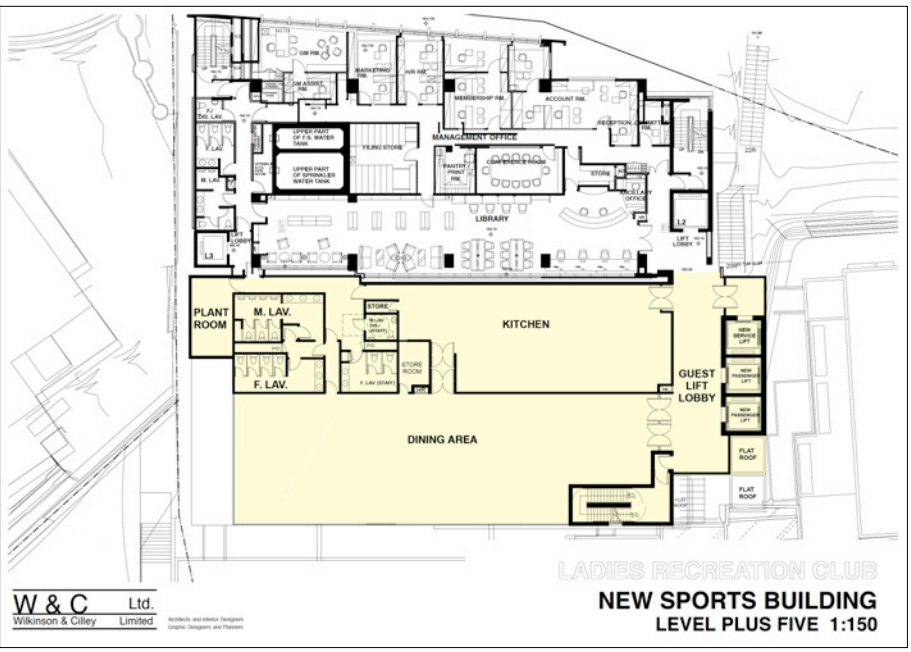
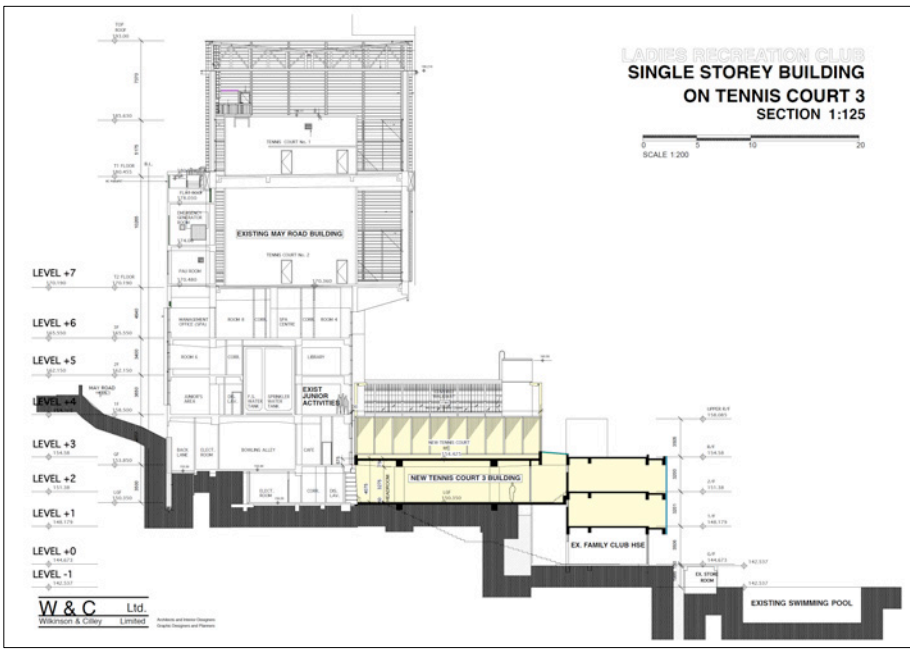
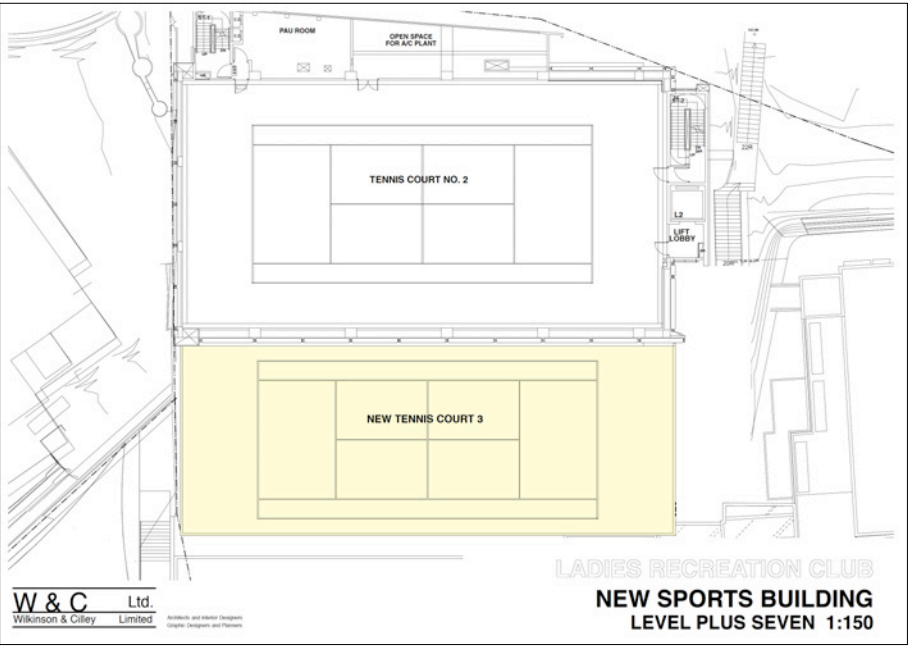
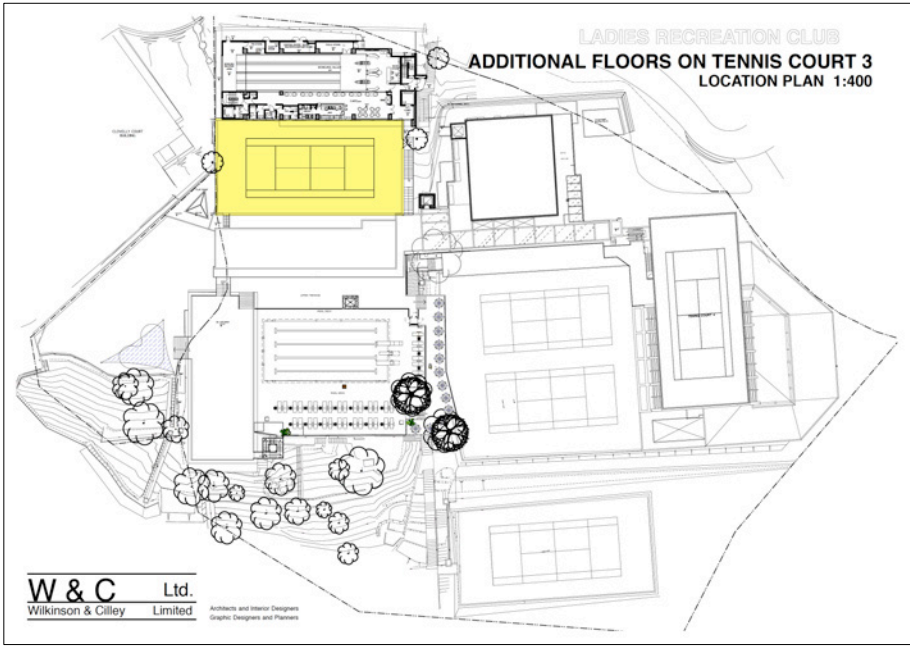
3 STOREY BUILDING ON TENNIS COURT 3
(BUILT IN A SINGLE CONTRACT)

ACCOMMODATION	FACILITIES	NEW AREA INT + EXT
MEMBERS ACTIVITIES INDOOR	DINING ROOM AND ASSOCIATED SPACES	325
	KITCHEN AND STAFF AREAS	299
	JUNIOR ACTIVITIES	481
	JUNIOR LIBRARY	101
	CHILDREN'S TOILETS	53
	GYM	347
	CHANGING ROOMS	223
	DANCE STUDIO	93
MEMBERS ACTIVITIES OUTDOOR	ONE TENNIS COURT	455
TOTAL		1922 455
COST		HK\$115 M



THE LADIES RECREATION CLUB
MASTER PLAN OF FUTURE WORKS
SINGLE STOREY ON COURTS 5&6

TENNIS COURTS 5&6 RAISED BY 1 STOREY
CARPARKING INCREASED FROM 62 TO 111
DIRECT LIFT ACCESS FROM TAXI DROP OFF TO ALL LEVELS
OF MAIN AND FAMILY CLUBHOUSES



THE LADIES RECREATION CLUB
MASTER PLAN OF FUTURE WORKS

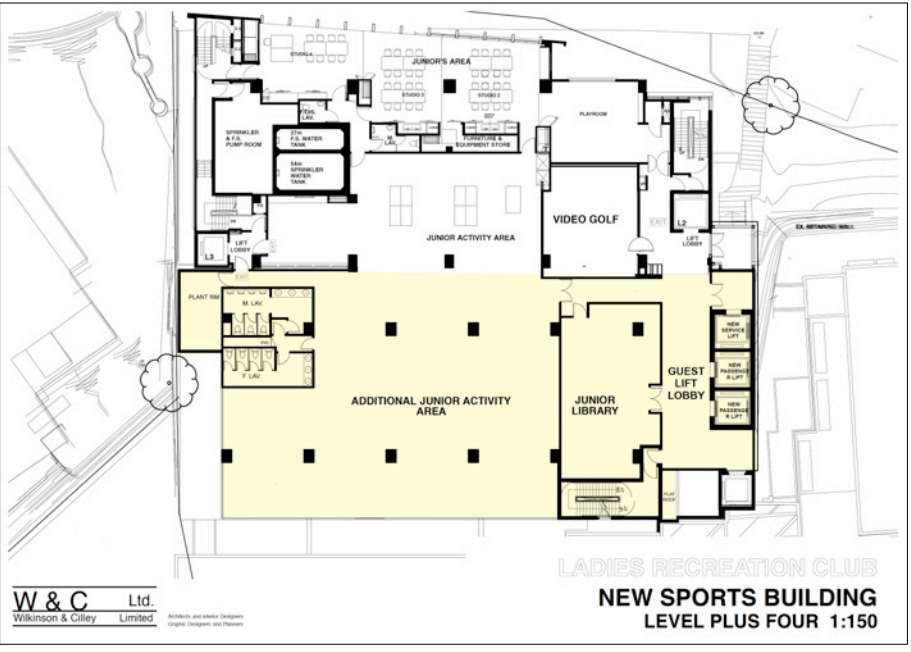
ADDITIONAL FLOORS ON TENNIS COURT 3

PROVIDES THREE FLOORS OF MEMBERS ACCOMODATION

CURRENT ACCOMODATION INDICATIVE AND WILL ONLY BE DETERMINED WHEN THE PROJECT PROCEEDS

PROVIDES ENCLOSURE TO COURTYARD BETWEEN T3 AND FAMILY CLUBHOUSE FOR HYGENE IN A FOOD SERVICE AREA

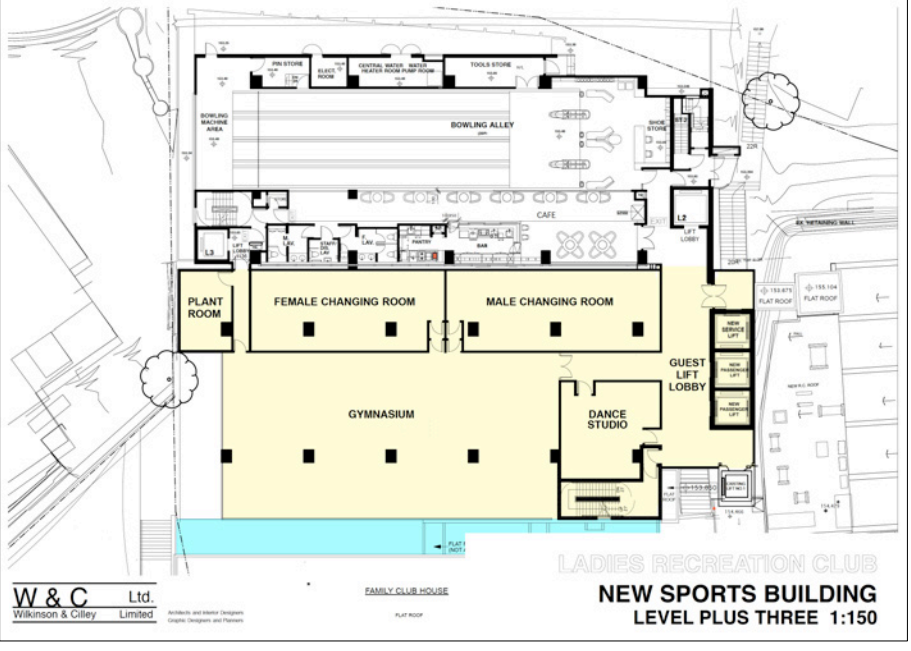
TENNIS COURT REPROVIDED ON NEW ROOF



THE TENNIS COURT 3 BUILDING

Makes the May Road building, the T3 building, the Family Club house and the main club building into a single cohesive structure serving the members social activities together with the necessary support functions.

Visually makes the integration of the May Road Building an integral part of the overall club facilities.





THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS


3 STOREY BUILDING ON TENNIS COURT 3
(BUILT IN A SINGLE CONTRACT)

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THE LADIES RECREATION CLUB
MASTER PLAN OF FUTURE WORKS
ADDITIONAL FLOORS ON TENNIS
COURT 3

SCHEME BUILT AT THE SAME TIME 

 SCHEME BUILT 1 STOREY AT
A TIME



THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

3 STOREY BUILDING ON TENNIS COURT 3
(BUILT IN THREE SEPARATE CONTRACTS)

ACCOMMODATION	FACILITIES	NEW AREA INT + EXT
MEMBERS ACTIVITIES INDOOR	DINING ROOM AND ASSOCIATED SPACES	325
	KITCHEN AND STAFF AREAS	299
	JUNIOR ACTIVITIES	481
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	GYM	347
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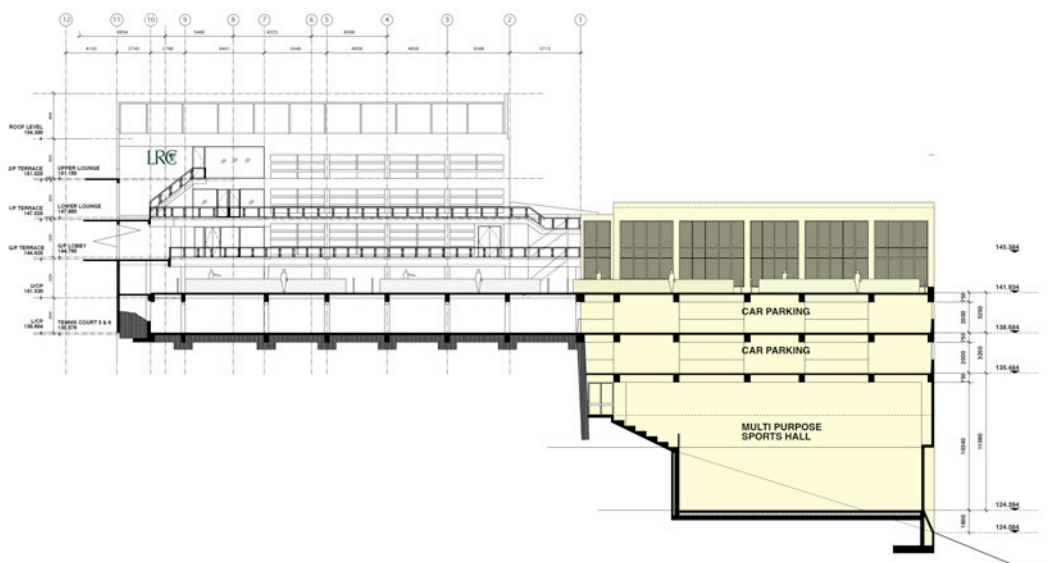
THE LADIES
RECREATION CLUB
**MASTERPLAN OF
FUTURE WORKS**

**BUILDING ON TENNIS
COURT 7**

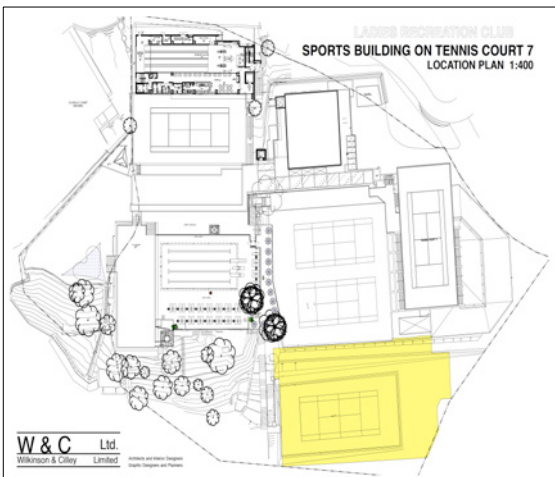
**GENERAL
ARRANGEMENT**



LADIES RECREATION CLUB
**NEW SPORTS BUILDING
SECTION 1:125**



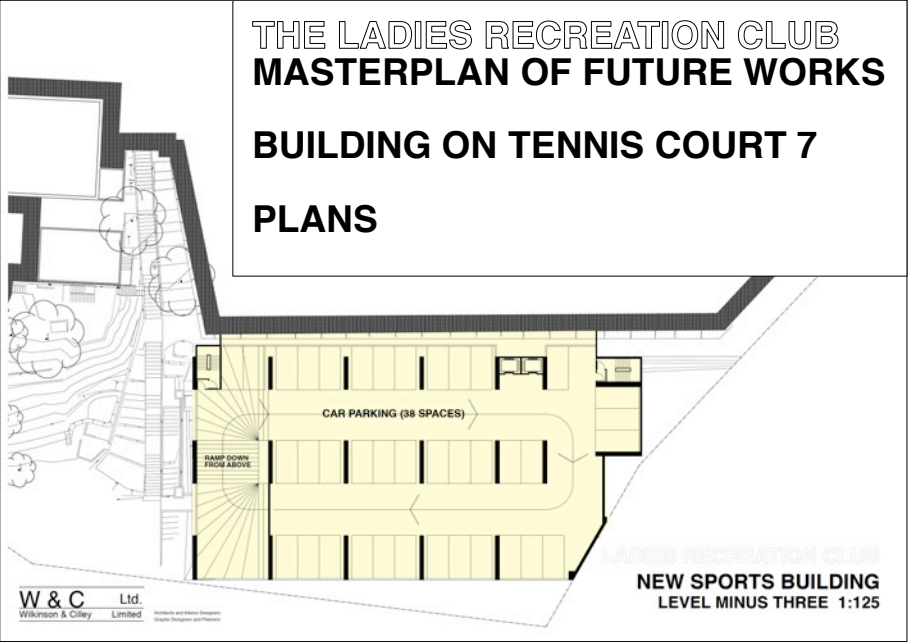
W & C Ltd.
Wilkinson & Ciley Limited
Architects and Interior Designers
Sports, Leisure and Facilities



THE TENNIS COURT 7 BUILDING

**Integrates with the Sports building, to
make a single cohesive structure
serving all the members indoor
sporting activities together with the
necessary support functions and in
immediate association with the newly
provided additional central tennis
courts.**

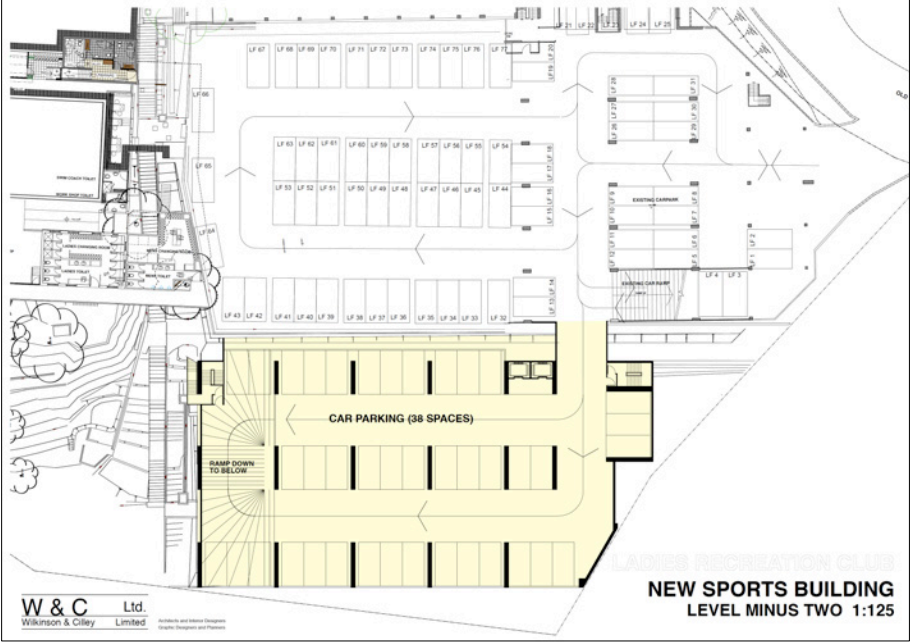
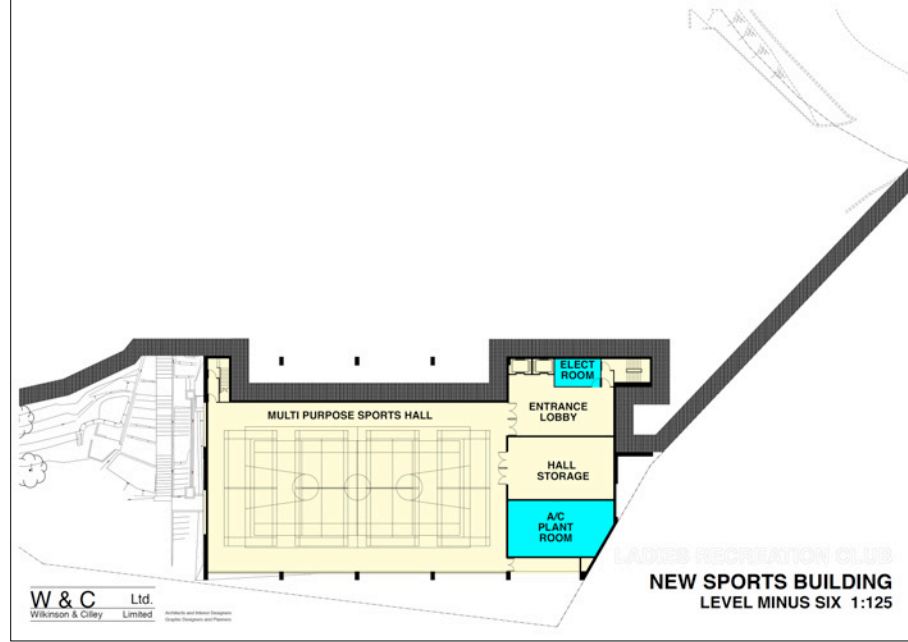
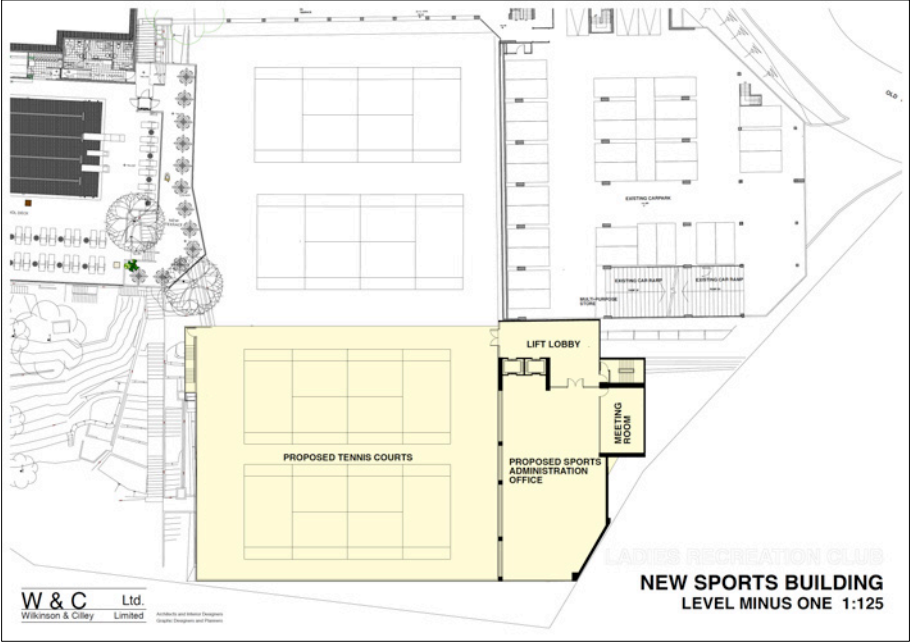
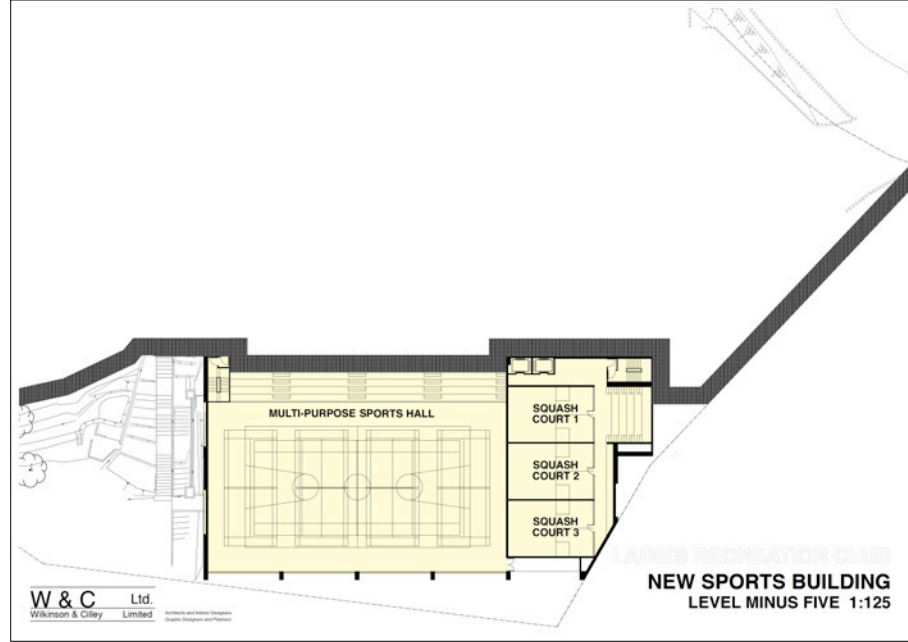
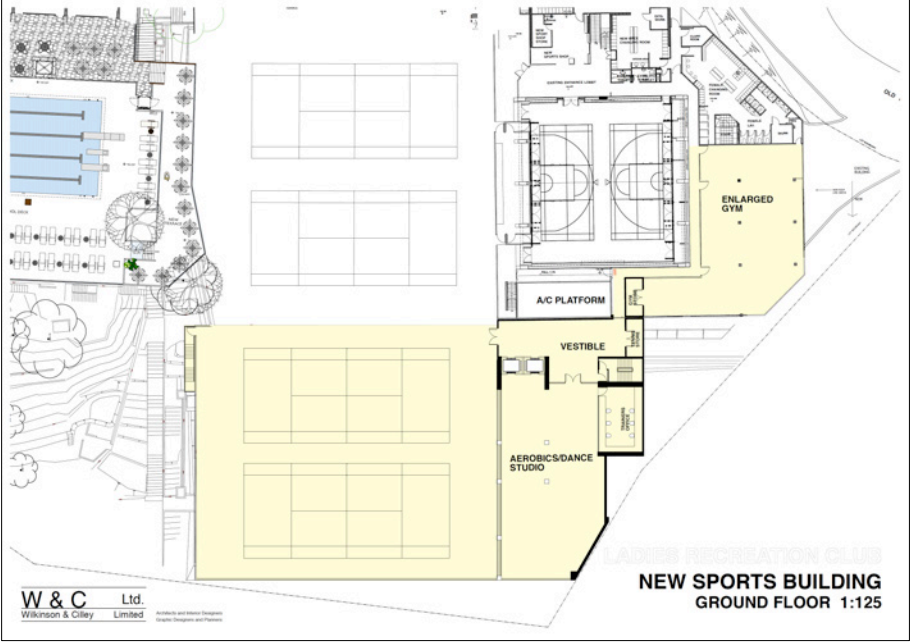
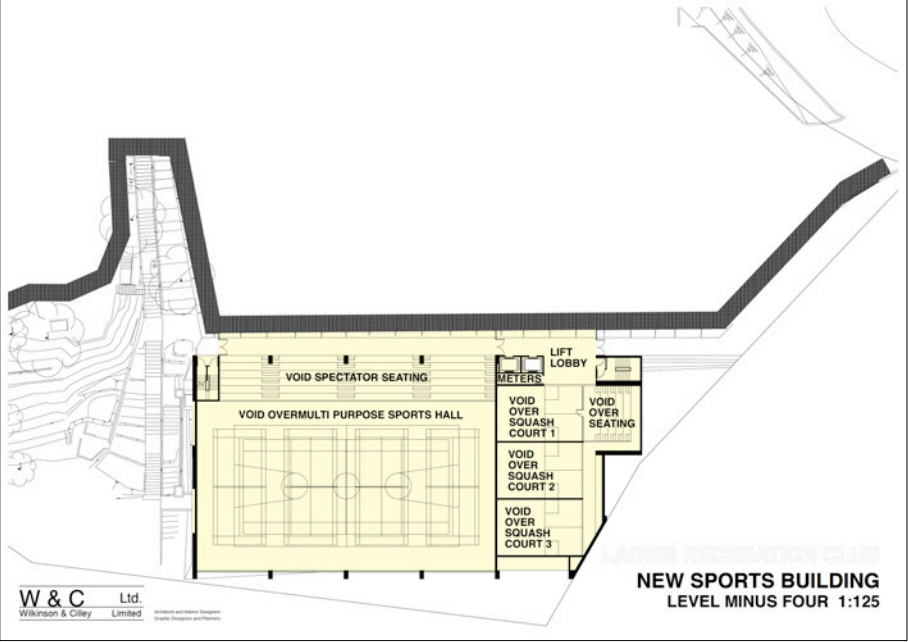




THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

BUILDING ON TENNIS COURT 7

ACCOMMODATION	FACILITIES	NEW AREA INT + EXT
SPORTS ACTIVITIES INDOOR	MULTI PURPOSE SPORTS HALL	952
	SPORTS HALL VIEWING GALLERY	363
	SQUASH COURTS	200
	SQUASH COURTS VIEWING GALLERY	130
	AEROBICS STUDIO	363
	COACHES OFFICES	46
	SPORTS OFFICES	417
	GYM ENLARGEMENT	55(EXIST)
SPORTS ACTIVITIES OUTDOOR	TWO TENNIS COURTS	1036
OTHER ACTIVITIES	76 CAR PARKING SPACES	2786
TOTAL		5257 1036
COST		120 M



THE LADIES
RECREATION CLUB
MASTERPLAN OF
FUTURE WORKS

BUILDING ON TENNIS
COURT 7

GENERAL
ARRANGEMENT



THE MASTER PLAN BUILDINGS

Makes the May Road building, the T3 building, the Family Club house and the main club building into a single cohesive structure serving the members social activities together with the necessary support functions.

Makes the Sports building, and the T7 buildings into a single cohesive structure serving the members sporting activities together with the necessary support functions and in immediate association with the newly provided central tennis courts

Makes the integration of the May Road Building into an integral part of the overall club facilities.



THE LADIES RECREATION CLUB
MASTERPLAN OF FUTURE WORKS

UPGRADES AND IMPROVEMENTS

PROJECT	COST	NEW AREA INT + EXT
SPRINKLER INSTALLATION	HK\$ 8 M	680 (EXIST)
SPORTS HALL UPGRADE	HK\$ 21 M	680 (EXIST)
LARGE FUNCTION CAPACITY	HK\$ 9.5 M	58
BISTRO ALTERATION) HK\$ 5 M	194 (EXIST)
FCH DINING ROOM IMPROVEMENTS		237 (EXIST)
INDOOR POOL IMPROVEMENTS	HK\$ 15 M	255 (EXIST)
FACILITIES UNDER THE MAIN POOL DECK	HK\$ 7.5 M	123 (EXIST)
T3 BUILDING AND FCH RESTAURANT	HK\$ 110 M	1215+ 708
T 5&6 CARPARK AND TENNIS DECK	HK\$ 50 M	1409+1289
FACILITIES UNDER THE EXISTING POOL DECK	HK\$ 11M	121
3 FLOORS ON THE T3 BUILDING IN 1 CONTRACT	HK\$ 115M	1922+. 455
3 FLOORS ON THE T3 BUILDING IN 3 CONTRACTS	HK\$ 167M	1922+. 455
T 7 SPORTS BUILDING	HK\$ 120M	5257+1036
TOTAL COST	HK\$ 472/524 M	
NEW AREAS GENERATED (SQUARE METRES)		11,471+3955

This adjacent chart is a summary of the improvements and developments that are shown on the previous panels

Most of you are fairly happy with the club as it is. Some of you would like it smaller, and some like it bigger with more facilities.

It is for you as members of this club to decide what you want should your requirements, or your expectations, change.

If that change includes improvement, or expansion, or both, then we need to see how we pay for this. There are three basic methods that we can use;

- from the annual surplus
- From loans provided by the members
- from entry fees and debentures from admitting new members



ANNUAL SURPLUS

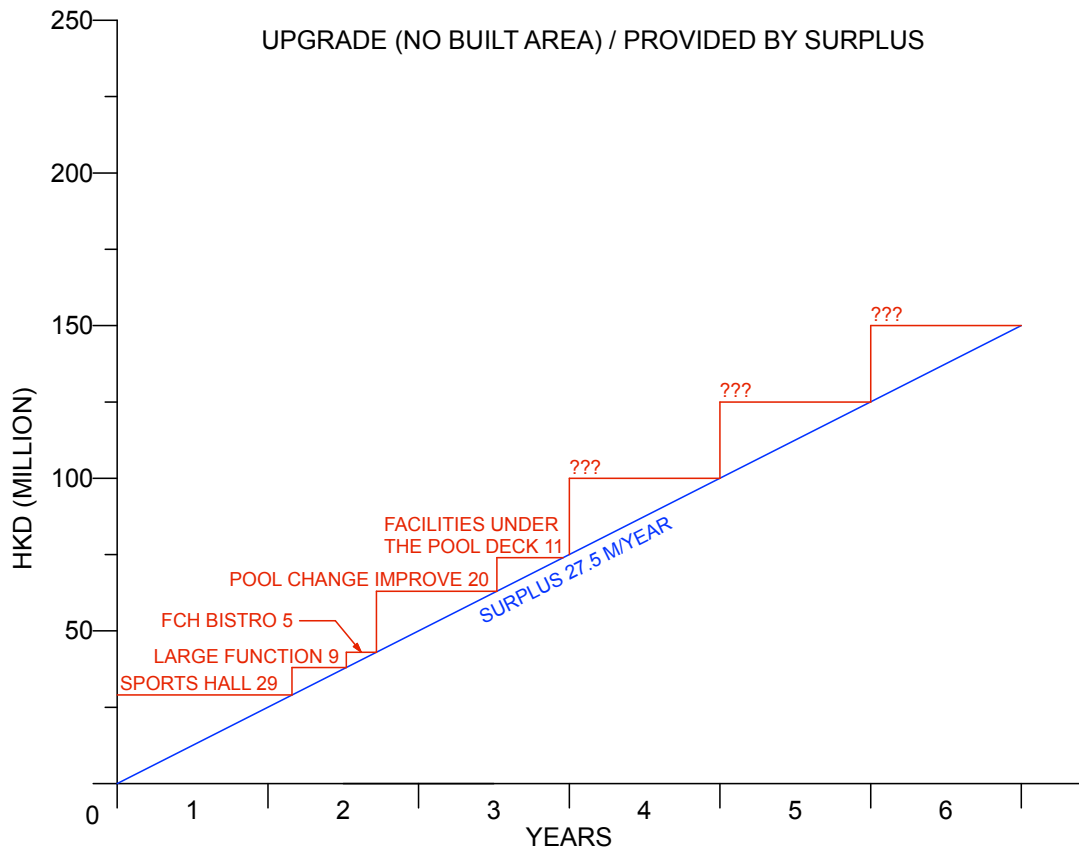
These table below shows the basic annual figures for the club. The surplus available, after allowing for normal maintenance, is roughly 25 million a year

OVERALL ANNUAL INCOME
/EXPENDITURE OF LRC

	HK\$ MILLIONS
ANNUAL INCOME	170.00
ANNUAL EXPENSES	130.00
SURPLUS	40.00
ANNUAL MAINTENANCE (NO MAJOR PROJECTS)	10.00 - 20.00
SURPLUS FOR UPGRADING	20.00 - 30.00

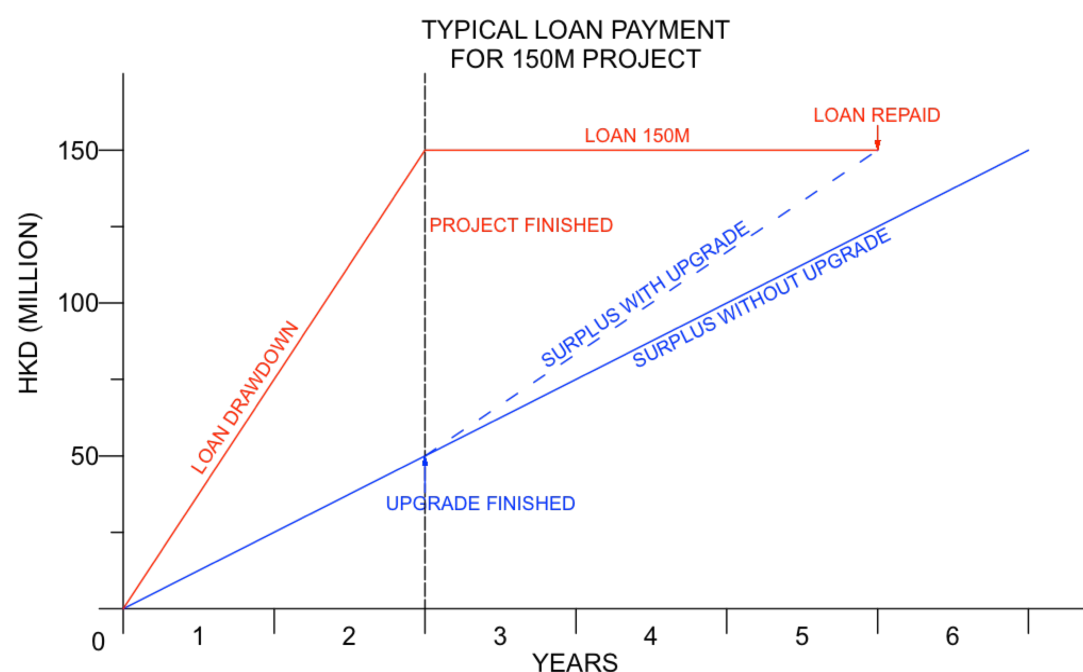
FUNDING MAJOR PROJECTS WITH
SURPLUS

Due to the relatively high cost of the schemes that add significant area to the club, it might take too long to fund these schemes from the surplus as shown on the attached diagram. To fund these projects the LRC will need to turn to either loans, or to admitting new members, or a mixture of both.



FUNDING MAJOR PROJECTS WITH
SURPLUS

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LOANS

It is not possible for the LRC to obtain financing from banks. One option however is calling for loans from the members at an attractive interest rate.

This can be whatever works for both the members and the management. Taking out loans is effectively pre-using the surplus.

The amount that can safely be borrowed would be a loan figure that the surplus can pay back in a reasonable length of time.

The increased income from the new facilities also helps as the annual surplus increases.

The example shown is a loan of HK\$ 150 million.



NEW MEMBERS

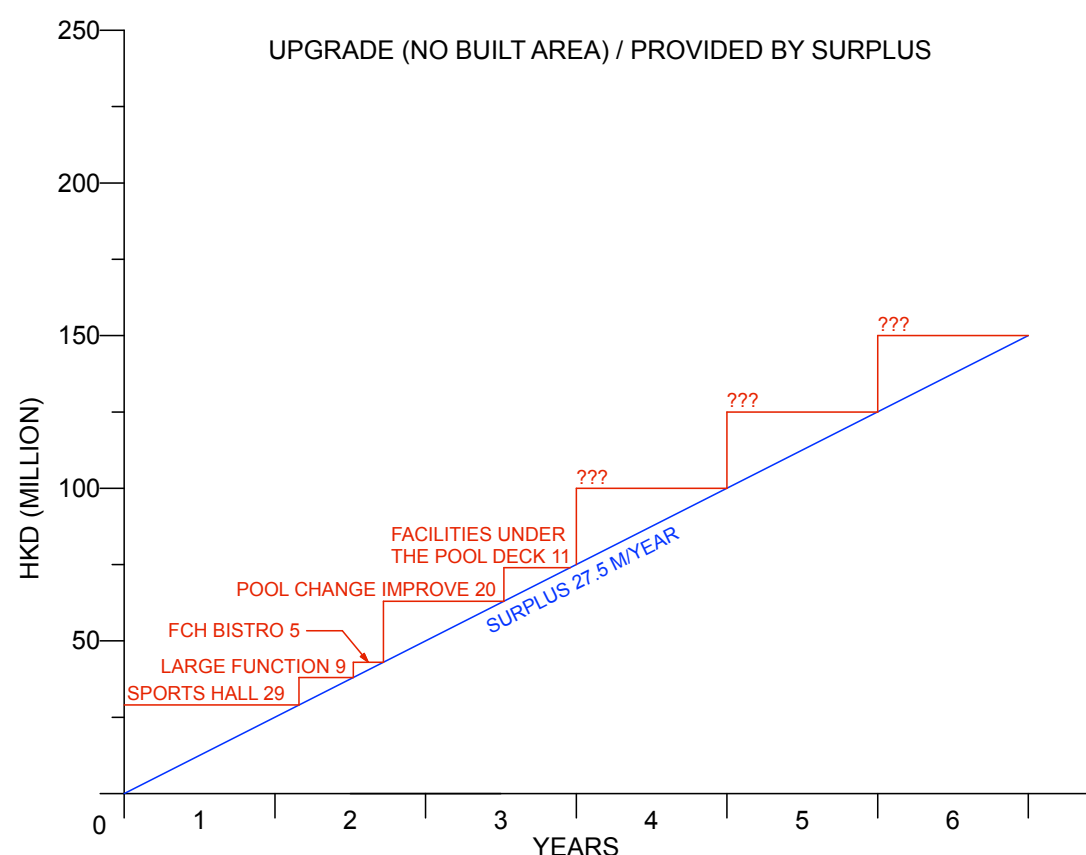
If expansion is desired more quickly, one of the ways of funding this, in whole or in part, would be the admission of new members.

If we assume that 50% of the new members would be selected on the usual basis, and 50% gain membership by selling debentures, the average financial gain would be roughly HK\$1.0 million per member set out below. The adjacent diagram shows a rough relationship between new members and the financing of the master plan development stages shown on the master plan.

INCOME FROM NEW MEMBERS (ASSUME 50% DEBENTURES)

	HK\$
JOINING FEE, (ORDINARY MEMBERS)	500,000.00
DEBENTURES	1,000,000.00
INCOME	1,500,000.00
AVERAGE INCOME FOR 50% DEBENTURES	750,000.00
AVERAGE SURPLUS PER MEMBER (INCREMENTAL) FIVE YEARS OF INCREASE	35,000.00 175,000.00
TOTAL EXTRA FUNDS PER NEW MEMBER OVER A FIVE YEAR PERIOD	960,000.00

member set out below. The adjacent diagram shows a rough relationship between new members and the financing of the master plan development stages shown on the master plan.



If all the new members were admitted by selling debentures, then the income per member would be HK\$ 1.25 million. The relationship between debenture only new members and financing is shown on the adjacent diagram.



SUMMARY

We have tried to present this overall master plan to describe any possible future improvement or expansion for the LRC. Any project described will only happen if, and when, the members want it to happen.

The information presented on the 27th November 2018, and displayed on these panels, will remain here for two months.

The same information is also available on the LRC website. Questions and/or comments will be gratefully received.

The LRC management will collect these questions and comments, and publish these, with answers wherever possible, in the middle of January 2019.

It may be necessary to convene another meeting in January or February 2019 to discuss matters further.



CREDITS:

Nick Burns, on behalf of the FACS committee of the LRC was responsible for the creation, editing and presentation of the master plan, and the authorship of the "Introduction", "Financial", and "Summary" sections on display here.

Angus Wilkinson of Wilkinson and Cilley carried out the detailed design of the projects on display here.

The Master Plan is subject to Government Approval.

