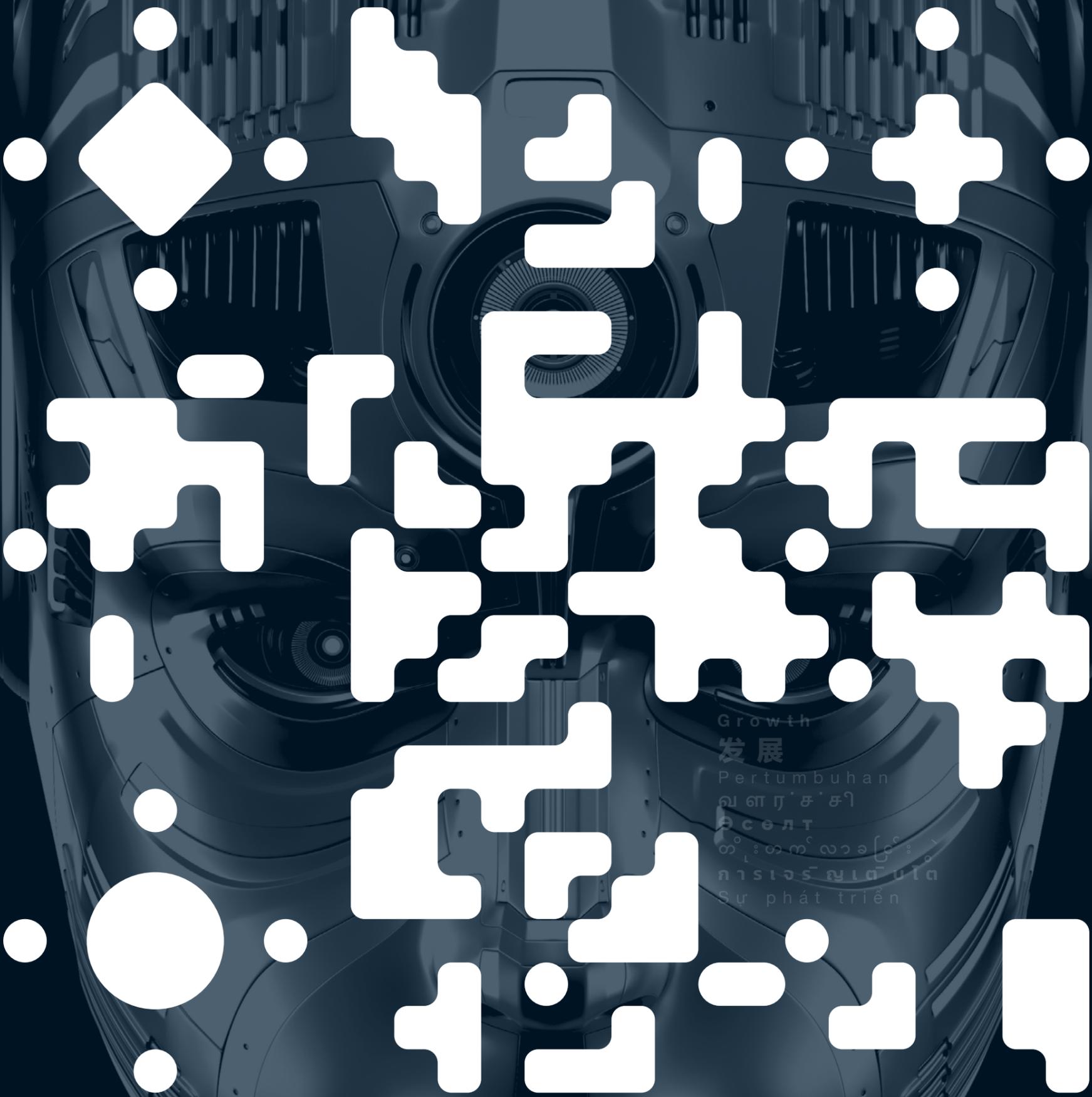


NEWS

Designing for the Future  
The New Normal Generation  
Building Communities  
New Age Specialists

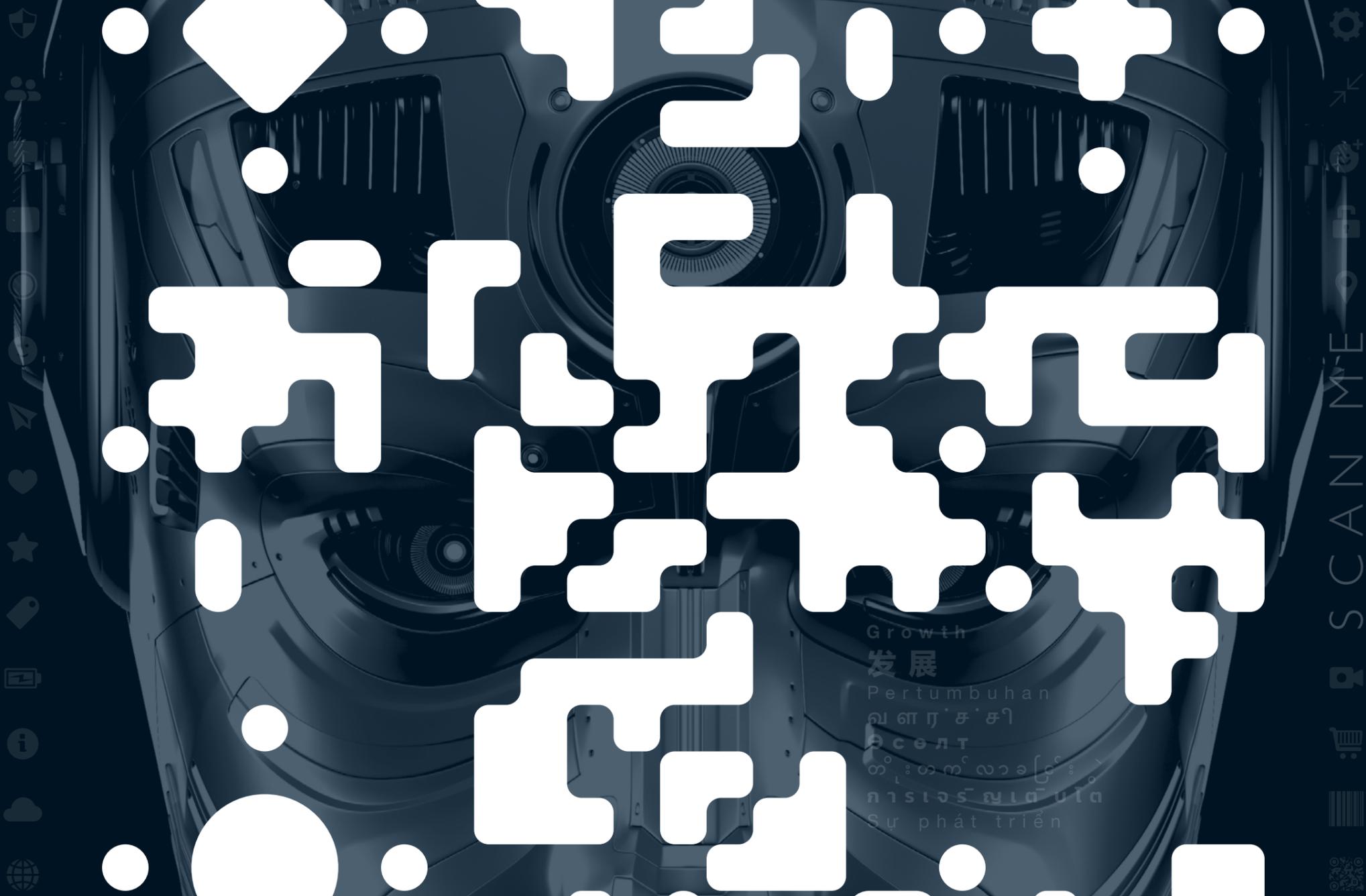
MAY 2021 • MCI (P) 096/08/2020



Growth  
发展  
Pertumbuhan  
வளர்ச்சி  
рост  
ဖွံ့ဖြိုးမှု  
การเจริญเติบโต  
Sự phát triển

INVENTING  
A FUTURE BEYOND  
CONVENTIONAL  
DESIGN

EXPERIENCE  
BEYOND.



SCAN ME

## Enthusiastic Achievers

### Upgrades for Thought Leaders

Join our new Associates and Directors in striving for greater accomplishments and making a positive impact as we anticipate continued growth across our offices. Let us welcome our latest appointments to the ONG&ONG family, while celebrating the promotions of several familiar faces.



**Bui Thi Bang Tam**  
Director, Interior Design  
Studio ID-VN  
ONG&ONG  
Vietnam



**Yoga Utomo**  
Associate, Architecture  
Studio 9  
ONG&ONG  
Singapore



**Mabel Lim**  
Associate, Landscape  
Studio Landscape 2  
ONG&ONG  
Singapore



## Propelling Our Thai Office Forward

Our Thai office is poised for progress with newly appointed Architecture Director, Virakun Punyaratabandhu (Khun Nhong) at the helm, working alongside current directors Ong Qi Rong and Lalidar Leelayoova. We look forward to seeing the Thai team grow from strength to strength under their combined leadership!



With decades of experience in architecture, Khun Nhong has designed many hospitality and residential projects, and has most recently worked on Samyan Business Town, a mixed-use development comprising a mall, hotel and condominium. He holds a Bachelor of Architecture from Rangsit University and a Master of Construction Management from the University of New South Wales, Australia.



Photo CR: Studio Saigon

## A Visit from Studio Saigon

In January 2021, David Ching, CEO of our Vietnam office, received a visit from Rich Fawcett, a mixologist-turned-artist and the owner of The Studio Saigon, a studio-cum-speakeasy bar. During the visit, Richie presented David with an intricate, hand-drawn canvas map depicting sites of architectural heritage in Saigon and Cholon.

## VN-SG Exchange of Ideas

David Ching, CEO of our Vietnam office, was featured in a BuildSG webinar on October 2020 to share his insights on sustainable development in Vietnam. He was joined by several other panellists who offered their perspectives on opportunities for Singaporean firms to collaborate with key players in Vietnam's sustainable development industry to build smart and green cities.



## Features in The Business Times and The Edge

In an interview with The Business Times, Group Executive Chairman Ong Tze Boon reflects on the challenges faced in taking the mantle from his late parents and in charting the growth trajectory of ONG&ONG, as well as the triumphs and tribulations in his journey of leading the organisation to the scale it is today with strategic planning and ambitious foresight.

Meanwhile, in a separate interview with The Edge's lifestyle supplement, Options, Tze Boon talks about carrying on his parents' legacy and offers insights on managing a growing regional business, in addition to dispensing life lessons and sharing updates on his ongoing projects.

Read more about Tze Boon's thoughts here:

Business Times:



The Edge:



Photo CR: Mango Art Festival

## Thai ID Director Joins Bangkok Art Festival as Design Director

Our Interior Design Director (Thailand), Lalidar Leelayoova, was appointed as the Design Director of Mango Art Festival, which ran from 3 to 6 April 2021 at Lhong 1919 in Bangkok, Thailand. As one of the core members of the organising team, Lalidar brought her design expertise to the four-day event, which featured a curated programme of art and photography exhibitions and installations, as well as live performances showcasing local talent and culture.

## Archinesia 2021 Webinar

Kurjanto Slamet, the Architecture Director and CEO of our Indonesia office, was invited to speak in a webinar titled *Makna 2020 dan Asa 2021* (translated as "The Highlights of 2020 and Hopes for 2021"). The virtual event, held on 30 January 2021, was organised by regional architecture publication, Archinesia, and gathered 70 professional architects, interior designers, academics and industry experts to share their views on the designated topic.

Watch the webinar:



## SIDS Design Convention 2020

At the 2020 edition of the annual design convention on 3 December, Group Executive Chairman, Ong Tze Boon, took to the podium as a keynote speaker to deliver an insightful presentation on "The Real Virtual". In his talk, he highlighted the increasingly significant role virtual technology plays in contemporary design, besides illustrating how a successful user experience design is achieved through asking 'what', 'how' and 'why'. He also participated in a panel discussion focusing on the theme of "Moving Forward", alongside other panellists.



Photo CR: Zi

# Awards



Through our conscious efforts of striving to be both global in expertise and local in context (Glocal), we are able to create an amalgamation of the best teams across all offices around the region resulting in a cross pollination of ideas. The awards and accolades that we have managed to collect in 2020 are the perfect indicator that we must be doing right, spurring us on as we continue to serve communities through better design.

fruits of our labour



**Jadescape**  
BCA Green Mark, GoldPlus

**Principal Leads and Team Members:**  
Ashvinkumar Kantilal, Andrew Lee, Lai Tien Yong, Armel Sales, Frederick Santiago, Joanne Goh, Natapon Akomsoontorn and Ryan Manaloto *Architecture*

Teo Boon Kiat, Larry Wang, Samantha Ho and Yu Aitong  
*Interior Design*

Tan Peck Khoo, Shahrom Mohamed Ariff, Teh Yong Hui, Chun Junyuan and Yeong Ziang  
*M&E Engineering*



**Haus on Handy**  
BCA Green Mark, GoldPlus

**Principal Leads and Team Members:**  
Tan Peck Khoo, Shahrom Bin Mohamed Ariff, Teh Yong Hui  
*M&E Engineering*



**Park Avenue Heights**  
BCA Green Mark

**Principal Lead and Team Member:**  
Lena Quek & Mabel Lim  
*Landscape*



**Tekka Place**  
BCA Green Mark, GoldPlus

**Principal Leads and Team Members:**  
Steven Low, Tong Pey Haw and Debbie Pradinata Sim  
*Architecture*



**Sophia Hills**  
BCA Construction Excellence Award, Excellence

**Principal Leads and Team Members:**  
Tan Peck Khoo, Shahrom Mohamed Ariff, Teh Yong Hui, Jimmy Ang  
*M&E Engineering*



**Fengshan Greenville**  
BCA Construction Excellence Award, Excellence

**Principal Lead and Team Member:**  
Goh Teck Sin & Slamet Gunawan  
*C&S Engineering*



**Royal Orchid Lounge Phuket Lobby/ Public Areas**  
Asia Pacific Award, Shortlisted

**Principal Lead:**  
Lalidar Leelayoova  
*Interior Design*



**BANN at Oak Knoll NAPA Hotel Under 50 Rooms**  
Americas and Caribbean Award, Shortlisted

**Principal Lead:**  
Lalidar Leelayoova  
*Interior Design*



**Navana Nature Escape Hotel Under 50 Rooms**  
Asia Pacific Award, Shortlisted

**Principal Lead:**  
Lalidar Leelayoova  
*Interior Design*



**Sloane Residences**  
Asia Pacific Property Awards, Residential High-rise Architecture for Singapore, Winner

**Principal Leads and Team Members:**  
Ashvinkumar Kantilal, Diego Molina, Maria Arango, Andrew Lee, Lai Tien Yong, Natapon Akomsoontorn, Santiago Frederick and Richard Yew  
*Architecture*

Lena Quek and Jason Ho  
*Landscape*



**Taipei Fubon Bank**  
Asia Pacific Property Awards, Office Interior for Vietnam, Winner

**Principal Leads and Team Members:**  
Elli Wang, Michael Gong, Wafi Afandi and Muhsin bin Ithnain  
*Workplace Interior*

Raymond Thai Don Thanh (1980-2020), Bui Thi Bang Tam and Au Nguyen Thuy An  
*Interior Design*



**Heartbeat@Bedok**  
SG Mark, Winner

**Principal Leads and Team Members:**  
Ashvinkumar Kantilal, Robert Brodeth and Renny Melina  
*Interior Design*

Lena Quek  
*Landscape*

Shahrom Mohamed Ariff, K Mohamed Jawith and Chng Wei Xiang  
*M&E Engineering*

A good local partner is paramount when working on projects around the world. Regardless of geographical location, the adoption of a digital workflow ensures our cross-border participation is always as smooth as clockwork. Over the years we have had the opportunity to work with renowned architects and designers from across the world.

Collaboration in Architecture, Interior Design, Wayfinding and/or Project Management. Notable names include:

- Arquitectonica
- Broadway Malyan
- Cox Architecture
- Foster + Partners
- James Adam
- Jouin Manku
- Pelli Clarke Pelli Architects
- Philippe Starck
- Super Potato
- Tange Associates
- UNStudio

ACROSS THE WORLD

Awards

Charles Darwin once said, "It is not the strongest of the species that survives, nor the most intelligent. It is the one that is most adaptable to change." When the pandemic hit early last year, adaptability quickly became the determining factor of whether a business survived. With much of the world going into some form of lockdown, companies had to find new sources of revenue to replace the ones they had lost, employees had to start working from home and human interaction was largely replaced with virtual ones. Regardless of when the pandemic ends, it is undeniable that we are facing a new normal. And with it will come a new philosophy of design.

With the initial shock of the global pandemic gradually turning into acceptance of a new normal, it is time we looked at what the future holds for Architecture and Design.

# NECESSITY

MOTHER OF

# INVENTION

## SOHO REIMAGINED

According to the UCLA Newsroom, the emergence of a new disease has historically been linked with changes in architecture and design. For example, slums were cleared and cities prioritised open spaces when the bubonic plague was at its height; indoor plumbing, wider paths and expansive city parks were created to combat cholera; but perhaps the most interesting example is how sanitariums made to treat tuberculosis, with their white walls, minimal furniture and an abundance of natural light arguably inspired modernist design.

With the COVID-19 pandemic, one of the key changes will come in the realm of the domicile, more specifically, the importance of the home office. After a period of prolonged work-from-home directives, many companies are realising that this is a viable alternative. Google, Microsoft, Airbnb and Twitter are all considering some sort of arrangement to make this permanent. Thus, in the future, the home office will no longer be thought of as an extra feature but rather a necessity in every home.

Taking this into consideration, the currently trending open plan layout may be at its end. With more than a single family member having to utilise the home space for their daily activities at any given time, the clear delineation of spaces is something that will inform the architecture and interior design of the future. Another noteworthy consideration is acoustic division. As Zoom calls and Teams meetings become the preferred method of collaboration, a cacophony of overlapping voices is both uncomfortable and unacceptable.

## BRINGING WORK HOME? OR BRINGING HOME TO WORK?

Even in the traditional office, layouts will have to accommodate changes in working habits. With a flexible working arrangement, a reduction of personal space and an increase in hot desk layouts will be imminent.

Our very own SCA Design had their first taste of designing for a "new normal" work environment when they revamped the Workplace Interiors for a multinational biotechnology company in Singapore. Privacy, both acoustic and visual, was given greater consideration, with small, isolated working spaces available along with sound-proof pods for video conferencing and voice calls. However, they also stress the importance of interaction as a means of bringing warmth and energy to the workplace. This will probably lead to the proliferation of 'Third Place' environments within the office, an informal space dedicated to collaboration, social interaction and relaxed solo work.

Many employers are prioritising health and well-being. There will likely be more synergy between indoor and outdoor spaces to complement company policies that promote healthy behaviour. We will see seating arrangements for various postures - seated, stool height, lounging, perching, standing - and also the use of greenery within office spaces to improve air quality and offer employees the calming effect of nature.

## THE FUTURE OF BUYING

If there is a silver lining amidst the chaos of the pandemic, it would undoubtedly be the acceleration in the adoption of technology. Ong Tze Boon, the Chairman of ONG&ONG, says that, "In future, the real world will be an augmentation of the digital world, expanding the diversity of our lived experiences."

This is especially true in the commercial and retail sector where the consulting firm, McKinsey, reports growth of more than 30 per cent in online customers worldwide when it came to purchasing food and household items. In China, the Alibaba Hema supermarket is a brick-and-mortar store that was developed as an extension of its e-commerce platform. These supermarkets not only serve as a place where traditional customers can shop but also as a distribution hub to fulfil online orders.

For the food and beverage industry, because of the recent increase in takeaway orders made via food delivery apps, many are experimenting with ghost kitchens or dark kitchens. These venues are kitchens with professional-grade equipment built specifically for the preparation of delivery-only meals. This is a good representation of how digital is augmenting the physical world and not the other way around.

## REST, RELAXATION & WELLNESS

With most countries grounding flights in and out of their borders, the hospitality and tourism industry has been severely impacted by the pandemic. However, industry experts are optimistic that this will rebound to its full potential in a matter of time. In a webinar conducted by Hospitality Design, experts go as far as mentioning that there will be "opportunistic buys on the FF&E (Furniture, Fixtures, and Equipment) side and the labour construction side."

This will mainly be due to the rethinking of the traditional hospitality space. As with the death of the open-plan layout, hotels may also see a shift back to an emphasis on the privacy afforded by guestrooms. For the immediate future, guests will probably be apprehensive about socialising in communal spaces. Also, with the renewed focus on health and well-being, the design of hotels may change to accommodate in-room workout equipment or outdoor venues for recreation.

Also, technology will be further incorporated into the hotel environment, offering contactless payment and self-check-in options. The challenge, according to Architectural Digest, is to maintain a balance between creating a space that invites guests to relax and enjoy themselves while also putting the necessary health precautions in place. There may also be greater thought given to materials used: non-porous surfaces so bacteria and viruses are kept at bay, or even metals with anti-microbial properties like copper for handles and doorknobs.

After adaptation should come a new period of growth. This is the time where further innovation and creativity become the tools to get ahead of the pack. As Winston Churchill's famous quote goes, "Never let a good crisis go to waste." COVID-19 is here, and it is unlikely to go away any time soon. What's important is putting our best foot forward and moving on.

# Getting to Know the New Normal Generation

Meet Adaptable Alice. Most, if not all, of us have been compelled to rethink and reset our lifestyle in the dawn of the COVID-19-induced new normal – Alice is no exception. However, instead of feeling helplessly disoriented or succumbing to the pressures of inevitable change, Alice promptly adapted to the unprecedented circumstances and renewed her way of life.

In pre-pandemic times, Alice used to take yearly vacations abroad to satisfy her wanderlust and to experience the sights and sounds of foreign lands. She was also a frequent business traveller, owing to the itinerant nature of her job as a senior executive in a multinational firm, which required her to liaise with overseas associates and clients on a regular basis. Now, the once-jetsetter is content with working from home, investing in an ergonomic desk and chair set for her new workspace in a corner of her studio unit. Her company's flexible work arrangements have allowed her to divide her workweek between the office and the home, and she is relieved to observe her employer's efforts in implementing modifications that minimise the possibility of workplace contagion.

Furthermore, Alice is presently spared from the hassle of outstation work trips. Whenever the need for cross-border meetings arises, all she has to do is flip open her laptop to connect with her colleagues in the virtual space, thanks to the accessibility of videoconferencing platforms like Zoom, Microsoft Teams and Google Meet. Despite the initial technical hiccups, she has gradually grown accustomed to these digital means of communication and has managed to leverage digital tools to increase productivity at work.

As much as Alice is wary of the risks of COVID-19 transmission, the irrepressible travel bug within has inspired her to consider safer, alternative forms of getaways. She is contemplating spending time away from work on domestic staycations and local sightseeing excursions, in addition to planning for future overseas escapades by reserving flight tickets in advance to the top destination on her bucket list – Japan. She is also aware of the importance of avoiding non-essential travel as much as possible. To save on trips to the supermarket or retail outlets, she has turned to online shopping for her daily groceries and other essentials, with a focus on local brands.

Alice has since settled into a new stay-home routine, effortlessly striking a balance between work commitments and leisure time while dressed comfortably in casual tops and sweatpants that evoke the emerging homely, laid-back style. On top of that, she has discovered the wonders of a back-to-basics skincare routine with minimal makeup, since cosmetics are no longer essential in a home office setting.



Lingering concerns of COVID-19 infection and health hazards have also motivated her to pay closer attention to personal hygiene and wellness. Apart from practising frequent hand-washing and diligently wearing a face mask when outdoors, she is attempting to cultivate healthier eating habits by following a balanced diet consisting of nutrient-rich and immunity-boosting foods to defend herself from potential illnesses. Moreover, she prepares her own meals using fresh, natural ingredients, with some help from online recipes and cookbooks. Every evening, she goes for an invigorating jog in the neighbourhood park to keep fit and de-stress after a long day at work.

Amid the shifting dynamics in a COVID-19 world, Alice has come to appreciate the modern conveniences at her disposal, as well as the greatest takeaway from the pandemic: pivoting with the times is key to staying resilient in the face of constant change and uncertainty.





## Roche Diagnostics

Imagining a post-pandemic workplace. **Singapore**

**Principal Leads and Team Members:**  
Kee Choon Yen, Vicky Ong Wei Chee,  
Benson Chua Sze Kiat, Nikki Corida Perlas Mogatas  
and Norman Chan Keng Chye *Workplace Interiors*

natural finishes like wood were used throughout the workplace. A moss wall was also included in the entrance area while plants that have low water consumption were arranged throughout the office not only for aesthetics but also as space dividers.

This project proved particularly complicated as during the design process as last year, the pandemic hit and Roche requested for a complete rethinking of the workplace to address a post-COVID-19 work environment. One of the main changes was the increase in flexible working spaces, ones that could be repurposed and reconfigured for a wide variety of use. These include more shared spaces to foster collaboration and socialisation which will bring warmth and energy to the workplace.

Adversely there are also areas with increased privacy like numerous small, isolated work environments, and even sound-proof pods for video conferencing and voice calls. These spaces were separated with glass partitions to still allow light through, creating a sense of openness.

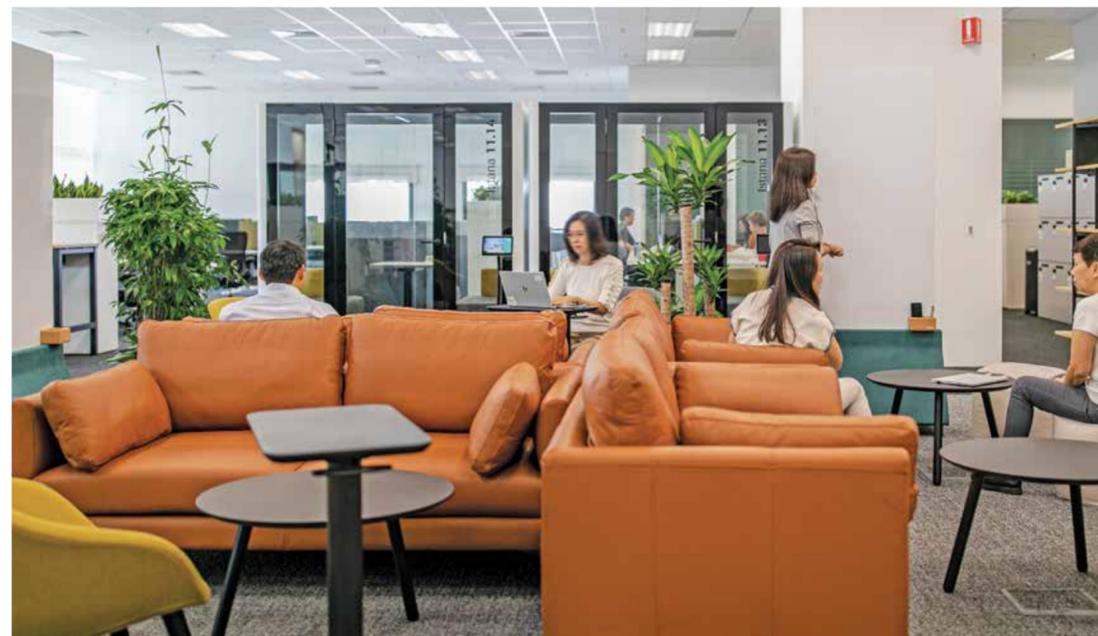
The health and wellbeing of employees have also become a priority at Roche. The working areas were designed for a range of postures - seated, stool height, lounging, perching, standing. Also, the abundance of natural materials and greenery in the office both improves air quality and connects employees to the calming effect of nature.

Roche, a global pioneer in pharmaceuticals and diagnostics focused on advancing science to improve people's lives, requested a redesign of their office in Singapore, a space spanning three floors. They wanted to create a working environment focused on purpose and performance while still having a comfortable design to improve their employees' experience at work. It also had to adhere to the global directive of being a timeless expression of spartan elegance, and offer inclusivity and diversity with some local context.

The result was a minimalistic and muted interior design, without excessive elements. Cupboards were paired with walls of the same tone to keep the monochromatic vibe. Touches of green, coral pink and light blue were subtly introduced throughout the office, some within wall cubbies that doubled as isolated work areas, while others were on the carpets or ceilings. To add warmth,



Roche





Workplace

## Confidential Agency Office

A vibrant setting to match the energetic and youthful nature of the workplace.

Singapore

### Principal Leads and Team Members:

Elli Wang, Wanda Poh, Gwendelyn Sng, Wafi Afandi, Michael Gong and Muhsin Ithnain *Workplace Interiors*

This concept makes use of colours to create a vibrant workspace for this institution. SCA wanted to give the client an environment suited to the company's high energy, creativity and youthful nature. The designers created an open concept design highlighted by the clever interplay of bright colours and white surfaces. Layers of colour saturate the walls, carpets and furnishings,

creating a strong visual impact to demarcate different spaces in a fluid transition. A rainbow sequence is created through a series of meeting rooms, open-plan workspaces and breakout areas.

The general workspace itself boasts a total transformation from the previous traditional office configuration – employees now have full flexibility to select from a variety of work settings depending on their activities. The new open plan environment has different zones for activities like socializing, informal collaborations, formal and private meeting rooms, and various quiet booths for focused working. This new transformation reflects the company's culture of human connection and engagement.

The main breakout area which acts as a communal zone is further defined by brightly coloured fabric curtains and vibrant wall colours and furnishings which also act as a wayfinding system making the office a now flexible, stimulating and collaborative workspace.



## Park Avenue Heights

A mixed-use property surrounded by nature and brimming with life. China

### Principal Leads and Team Members:

Lena Quek & Mabel Lim *Landscape*  
ONG&ONG China *Architecture*

Located in China's Jiangsu Province, this mixed-use development consists of 12 apartment towers in varying heights, ranging from 16 to 32 storeys, in addition to a multi-storey commercial block. The residential blocks are sited within a serene garden setting conducive for holistic living, providing a pleasant respite from the hustle and bustle of urban life while immersed in local culture.

A cursory view of the property presents a sleek, modern façade that adds a contemporary flair to the precinct. The interiors are embellished with opulent Art Deco motifs and intricate Art Nouveau patterns, in forms inspired by the peacock – a symbol of charm and grandeur befitting the development's aura of luxury.

To complete the "living in the park" concept envisioned for the development, careful attention is given to the landscape design, based on the rhythmic repetition of geometric shapes and

the aim of creating lush green spaces for a leisurely lifestyle. Gardens are scattered across the communal areas, positioned around a central lawn. For recreation and relaxation, residents are offered a varied suite of shared amenities such as an activity deck, a fitness station, outdoor lounge, children's playground, gazebos as well as a walkway lined with greenery. A multi-generational activity area enables families to enjoy the outdoors together – parents and grandparents are able to relax in the pavilion while interacting with and keeping an eye on the children playing at the open space.

A highlight of the landscape design is the incorporation of the "sponge city" concept spanning approximately 34,404 sqm of the development's greenscape, the main feature of which is a rain garden that captures rainwater for irrigation and allows for the strategic circulation of rainwater, facilitated by the use of permeable materials for ground-level surfaces.



Photo CR: Keppel China



位于江苏省无锡市北塘区的凌云峰阁是结合住宅与商业的综合发展项目，涵盖12栋介于16至32层高的住宅楼和一座多层商业楼。富有地方文化特色的花园式居住环境为人们提供远离城市喧嚣的一方幽静空间，营造和谐美好的生活氛围。

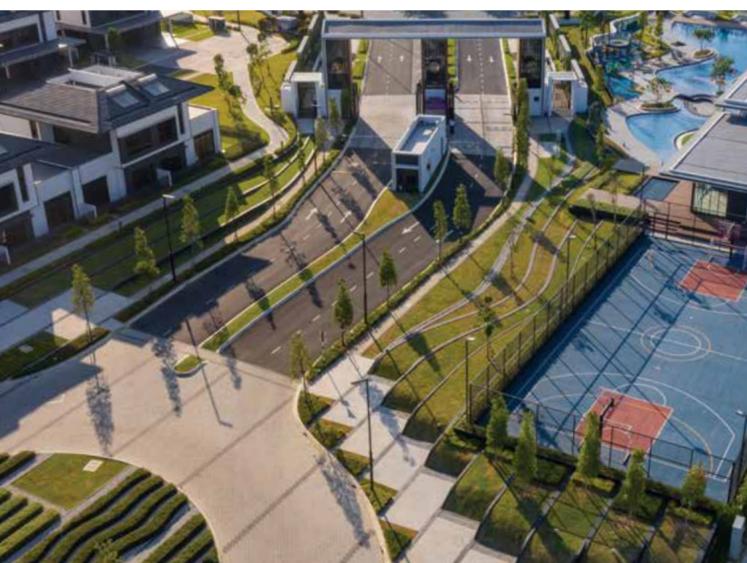
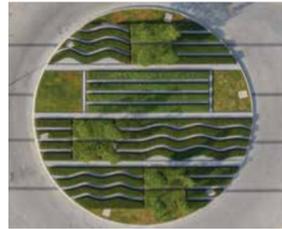
公共空间，唤起对休闲生活的向往。居民的共享空间以大草坪为中心，四周布满各式花园、庭院和公共设施，如活动区、健身区、室外休闲室、儿童游乐场、凉亭和花园小径。另外，特设的家庭活动区是三代同堂共享天伦时光的理想场域，让家长在凉亭内休息的当儿亦能与正在玩乐的孩子们交流。

精致且具现代感的外观为该社区增添时展色彩。建筑内的空间则以装饰艺术 (Art Deco) 和新兴艺术 (Art Nouveau) 风格的图形和线条点缀，并以孔雀及其象征的高傲气派和庄严为设计灵感，反映了凌云峰阁的豪华气息。

凌云峰阁的景观设计旨在打造公园式的绿色地带，以多重几何图形勾勒设计蓝图从而实现绿意盎然的景观。景观设计的主要特征为总面积约34404平方米、以“海绵城市”为基础概念的绿地。当中的雨水花园具收集雨水供灌溉用途的功能，地面则使用透水材料铺盖，形成完善的蓄水系统。



Park Avenue Heights



## The Dremien Collection, Eco Ardence

Exquisitely designed luxury residences in a serene township. **Malaysia**

**Principal Leads and Team Members:**  
Tan Kee Keat, Hasbullah Abdullah,  
Edwin Chan Yean Liong, Harith Ikhwani Yusof  
and Ho Wenkai *Architecture*

Beyond the grand entrance to the gated, mixed-development enclave of Eco Ardence lies The Dremien Collection, a cluster of bungalows, semi-detached and linked houses located in the mature township of Shah Alam in the Klang Valley's western corridor. The double-storey dwellings are spread across a sprawling 41-acre parcel of land, linked by landscaped garden lanes that furnish the development with pleasant pockets of greenery. A clubhouse sits at the core of the community, providing a shared venue for socialisation and recreation.

Privacy, comfort and security are among the perks enjoyed by the residents. Strategically configured for a conducive living environment, the spacious homes with bright, airy interiors and louvred windows offer ample room for families, complete with manicured lawns and a private car porch for each unit. The meticulously crafted design scheme strikes a balance between simplicity and elegance, while minimalist, earthy tones and timber finishes recall hints of nature. A modern sanctuary for holistic living with a touch of sophistication, the Dremien homes are thoughtfully conceptualised to suit contemporary lifestyle needs.

Di sebalik pagar masuk ke kawasan pembangunan bercampur Eco Ardence, ada terletak Koleksi Dremien. Di sini terdapat sekelompok rumah banglo, rumah berkembar dan rumah berangkai yang tersusun indah di bandar terkemuka Shah Alam di sebelah barat koridor Lembah Klang. Rumah-rumah dua tingkat di sini meliputi kawasan tanah seluas 41 ekar, yang disambungkan oleh jalan-jalan dengan seni taman yang cantik untuk menyerlahkan lagi kehijauan kawasan ini. Di tengah-tengah pembangunan pula, terdapat sebuah rumah kelab di mana penduduk boleh bersosial dan berekreasi.

Privasi, keselesaan dan keselamatan adalah antara kelebihan yang ditawarkan kepada penduduk di sini. Koleksi rumah ini disusun secara strategik untuk menyenangkan kehidupan penduduk, dan menawarkan ruang dalaman yang luas, terang, berangin dan lengkap dengan tingkat-tingkap ram. Sesuai sebagai kediaman keluarga, setiap unit turut mempunyai laman yang cantik dan anjung kereta sendiri. Ketelitian dalam reka bentuknya dapat dilihat melalui pemilihan corak-corak yang ringkas tetapi elegan, selain warna-warna tanah dan kemasan kayu yang kena dengan tema alam di sini. Koleksi Dremien telah dirancang dengan rapi untuk menghasilkan rumah-rumah berkonsep moden, dengan ciri-ciri holistik dan canggih yang menepati cita rasa gaya hidup kontemporari.





## Kandis Residence

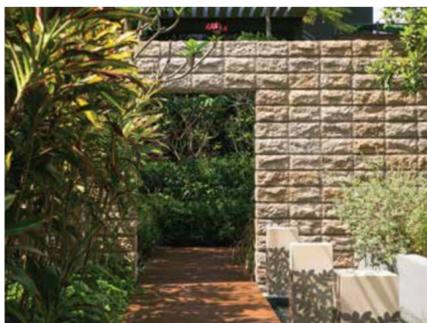
Elevating the standards of modern green living. Singapore

**Principal Leads and Team Members:**  
Ashvinkumar Kantilal, Andrew Lee, Benson Wee, Sunita Dass, Frederick Santiago and Isti Rahmadea Ishak *Architecture*  
Shahrom Mohamed Ariff, Wan Choon Kit and Bryan Liu *M&E Engineering*

Set within an idyllic location in northern Singapore, Kandis Residence contains 130 condominium units housed within four residential blocks – one three-storey block, along with three seven-storey blocks. The project was predicated on the concept of “homes in the woods”, envisioned as a green, immaculately-landscaped sanctuary that accommodates the modern urban lifestyle.

From an open, welcoming frontage, to the cascading water feature that serves as a backdrop for the entrance drop-off area, the development is characterised by an abundance of natural elements. Residential blocks are neatly lined, interspersed with pockets of layered landscaping and an array of amenities, including a large lap pool with a sunning lawn, a vertical playground and outdoor fitness facilities. The interstitial spaces within Kandis Residence merge to form an interconnected nexus of cosy inter-block courtyards, exercise lawns and landscaped walkways.

The residential blocks feature modernist box frames that complement a simple yet elegant façade. The development’s overall colour scheme is subtle, with a warm, calming palette that further accentuates the serene qualities of this flourishing green oasis. The spatial configuration of the residential units ranges from one to three bedrooms, each meticulously crafted with clean layouts and modest interiors. The interior space possesses similar geometric shapes and details of the facade adding consistency and character to the units. The bedrooms are mainly front-facing, while the kitchens and bathrooms overlook the inter-block courtyards, culminating in an upliftingly bright and airy home environment.



Kandis



## The Atelier

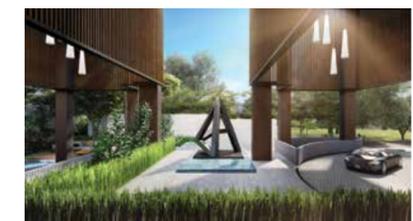
Once a nutmeg plantation, now a premium riverfront domicile. Singapore

**Principal Leads and Team Members:**  
Robert Brodeth, Sunita Dass, Andrew Lee, Anupam Jain, Renny Melina, Moses Pumany and Ryan Manaloto *Architecture*

The Atelier is a 22-storey residential freehold development that sits along the Rochor River and is tucked in the sleepy hamlet of Newton in Singapore, an upscale neighborhood popular with premium hotels and condominium complexes. Its 120 units offer a floorplan design ranging from 1 to 4 bedrooms and has access to full amenity facilities across 3 landscape decks throughout the tower.

Executed in shades of nutmeg, it boldly contrasts the neighboring developments and is inspired by the locale’s history as a former plantation of the spice. The warm earth-tones also punctuates the feeling of hearth and home. Keeping to a human scale—the podium is segmented further by having the entry portion welcome residents at night with a lantern-effect, while the rear is adorned with greenery immediately facing the pool. This combination then complements the riverfront appeal of the place.

The De-Stijl expression of the tower façade allows for a sense of lightness and freedom to spread horizontally and vertically. This creates a three-axis direction through the frames within frames, the split windows and the extension of the balcony. Our first project to be launched post-pandemic, The Atelier incorporates many touch-free technologies to prevent the spread of pathogens, creating a healthful environment.



Atelier



# SwanCity

A multi-component development realised through the deft skill of master planners. **Vietnam**

**Principal Leads and Team Members:**  
 David Ching Heng Hoe and Nguyen Tan Anh Thu  
*Architecture*  
 Dang Hoang Tung, Huynh Ngoc Nghia and  
 Mai Thi Thanh Tuyen *M&E, C&S Engineering*  
 Nguyen Thanh Tuan *Masterplanning*



SwanCity tại Thành phố Hồ Chí Minh, Việt Nam – dự án phát triển đa thành phần được thực hiện thông qua kỹ năng khéo léo của các nhà quy hoạch tổng thể.

SwanCity tại Việt Nam bao gồm SwanPark, Garden Town, SwanBay và Marina Villas. Cả hai sự phát triển đều có cảnh quan độc đáo để thu hút các thành phần dân cư khác nhau.

SwanPark Khu đô thị xanh lớn nhất Đông Sài Gòn nằm gần Sân bay Quốc tế Long Thành và các tuyến đường cao tốc, chỉ mất nửa giờ di chuyển là đến trung tâm TP.HCM.

Quy hoạch tổng thể lối cuốn sự tinh tế của đô thị, với nhiều kiểu thiết kế nhà đẹp hấp dẫn. Các tiện ích khác thực sự phong phú, với dịch vụ chăm sóc sức khỏe tại các bệnh viện đẳng cấp, 16 trường học tiêu chuẩn quốc tế bao gồm nhiều cấp học, khu phố tài chính, rạp chiếu phim, nhà hàng, khách sạn và tổ hợp tiện ích đạt tiêu chuẩn quốc tế.

Đối với SwanPark, Garden Town 1 và 2, giai đoạn một gồm 5 loại hình đơn vị ở: 72 căn shophouse, 30 căn biệt thự, 52 căn liền kề, 556 căn nhà phố và khu trung tâm. Khả năng tiếp cận dễ dàng do vị trí trung tâm và sự phong phú của cây xanh xung quanh khu đất khiến SwanPark trở thành một dự án phát triển được săn đón.

SwanBay Phía Tây Bắc SwanPark, dọc theo Sông Soài Ráp (sông Sài Gòn), là thị trấn cũ lao SwanBay.

Khu đô thị SwanBay bao gồm công viên cảnh quan ven sông, trung tâm thương mại, bệnh viện, nhà hàng 5 sao, trung tâm thể thao, và các trường học quốc tế.

Khu vực bao quanh thể hiện sự riêng biệt và hùng vĩ; quy mô không lồ của nó có thể được diễn họa thông qua một bản thiết kế quy hoạch tốt.

Các ngôi nhà và các tiện ích đi kèm đều mang nét kiến trúc Pháp, các căn hộ với bố cục hai hoặc ba cấp khác nhau, bao gồm các biệt thự đơn lập và song lập cũng như nhà phố và biệt thự ven sông.

Swan Bay - Garden Villas (Khu 5) gồm 73 căn biệt thự, được nâng cấp từ thiết kế hiện có để phù hợp với yêu cầu mới của thị trường, mang phong cách Á phim, nhà hàng, khách sạn và tổ hợp tiện ích đạt tiêu chuẩn quốc tế.

Một dự án khác mới hoàn thành gần đây là SwanBay Marina, nhà khách cầu lạc bộ du thuyền. Chủ đề nhà nghỉ dưỡng cao cấp đã được thông qua, kết hợp hoàn hảo với cảnh quan xung quanh cho các hoạt động ngoài trời. Các tiện nghi bao gồm phòng tập thể dục, phòng tập yoga, phòng chơi trong nhà, quán cà phê sân vườn, hồ bơi và sân tennis.

SwanCity in Vietnam comprises of SwanPark, the Garden Town, SwanBay and the Marina Villas. The developments feature unique landscapes to appeal to different demographics.

**SwanPark**, the largest green urban area in East Saigon, is located in close proximity to the Long Thanh International Airport and highways, half an hour away from the centre of Ho Chi Minh City.

The masterplan appeals to the urban sophisticate, with a wide variety of home designs. The amenities are extensive, with a hospital-grade healthcare service, 16 international-standard schools, a financial street, cinemas, restaurants, hotels and utility complexes matching international standards.

For SwanPark and the Garden Town 1 and 2, phase one comprises of five unit types: 72 units of shophouses, 30 villa units, 52 semi-detached units 556 townhouses and a neighbourhood centre. Accessibility is easy due to its central location, and the abundance of greenery around the estate makes SwanPark a sought-after development.

Northwest of SwanPark, along the Song Soai Rap (Saigon River), lies the islet township of **SwanBay**. SwanBay Urban Area boasts a riverside landscape park, a trade centre, a hospital, 5-star restaurants, a sports centre and international schools.

The enclave epitomises exclusivity and grandeur; its massive scale is rendered possible through a well-conceived master plan. The homes and accompanying facilities all feature French architectural elements, offering residential units in varying two- or three-level layouts, including independent and duplex villas as well as town houses and riverside villas.

SwanBay – Garden Villas (Zone 5) comprises 73 villas, upgraded from the existing design to match with new market requirements, with a modern luxury Asian style within the lush landscape setting to create a resort living environment.

Another recently completed project is **SwanBay Marina**, a yacht club guesthouse. A home resort theme was adopted, pairing perfectly with the surrounding landscape for outdoor activities. Amenities include a gym, yoga room, indoor playroom, garden café, swimming pool and tennis court.



SwanCity





## Marriott Batam Harbour Bay

A new 5-star contender on Batam Island. **Indonesia**

**Principal Leads and Team Members:**  
Wendy Tan, Wang Lai Meng, Aditi Verma and Oliver Imperial Architecture  
Lena Quek Landscape  
Jerome Tan Lighting

The island of Batam in Indonesia just got a brand new 5-star hotel with the completion of the Marriott Hotel Harbour Bay. The hotel aspires to be the best in Batam, offering an exciting and dynamic venue for both tourists and locals alike.

It is built as part of the international ferry terminal that serves guests from Singapore and the other neighbouring islands. The main hotel lobby and lounge areas offer a majestic grand ramp approach framed by a sea-front view. The grand reception area welcomes guests, while the open concept, all-day dining hall provides respite in between the exciting activities on the island. An infinity pool and fitness centre on the fifth floor offers a panoramic view of the skyline with Singapore on the horizon. For a more expansive view there is even a private roof top bar and lounge.

The hotel comprises of 216 standard and deluxe rooms with club rooms at two of the highest floors. The Grand Ballroom and its Pre-Function area is built over the ferry terminal for easy access. And the numerous multi-functional meeting rooms make the Marriott Hotel at Harbour Bay a preferred convention and event destination.

Poised to become a landmark along the coastline of Batam, the architects designed the hotel's façade to be elegant and delicate. It serves as a beacon of light, welcoming guests to the island and to the Marriott Hotel experience.

Marriott Hotel Harbour Bay yang baru selesai dibangun hadir sebagai hotel bintang 5 baru di pulau Batam, Indonesia. Hotel ini akan menjadi hotel terbaik di Batam, yang menyediakan suatu tempat dinamis yang menarik bagi turis dan penduduk setempat.

Hotel ini dibangun sebagai bagian dari terminal feri internasional yang melayani para tamu dari Singapura dan pulau-pulau lain di sekitarnya. Dari lobi utama hotel dan area lounge, para tamu dapat menikmati pemandangan laut sambil menyusuri jalan setapak yang megah. Area penerimaan tamu yang luas akan menyambut kedatangan para tamu, sementara ruang jamuan makan sepanjang hari yang hadir dengan konsep terbuka memungkinkan para tamu untuk beristirahat di sela berbagai kegiatan seru di pulau ini. Sebuah kolam renang tanpa batas dan pusat kebugaran yang terletak di lantai kelima memungkinkan para tamu menikmati panorama indah dari kaki langit Singapura

di tengah-tengah cakrawala. Para tamu bahkan dapat menikmati fasilitas pribadi berupa bar dan lounge di lantai atas untuk menyaksikan pemandangan yang lebih luas.

Hotel ini terdiri dari 216 kamar standar dan deluxe, serta kamar klub di dua lantai tertinggi. Grand Ballroom dan area pra-acaranya dibangun di atas terminal feri sehingga dapat diakses dengan mudah. Sejumlah ruang pertemuan multi-fungsi yang tersedia menjadikan Marriott Hotel Harbour Bay sebagai destinasi pilihan untuk penyelenggaraan kegiatan pertemuan dan acara lainnya.

Sebagai bangunan yang paling menonjol di sepanjang garis pantai Batam, para arsitek merancang fasad hotel dengan kesan yang elegan dan halus. Hotel ini juga berfungsi sebagai menara suar, yang akan menyambut para tamu yang berdatangan ke pulau Batam, untuk menikmati pengalaman di Marriott Hotel.

# Marriott



Photo CR: Seoul Club Org

# Seoul Club

## Seoul Club

The club's first makeover addresses modern necessities in a contemporary design scheme that feels timeless. **South Korea**

**Principal Leads and Team Members:**  
Teo Boon Kiat, Amy Ling, Lester Han, Jane Koh, Yu AiTong, Samantha Ho and Ricardo Esguerra Ugay  
Interior Design

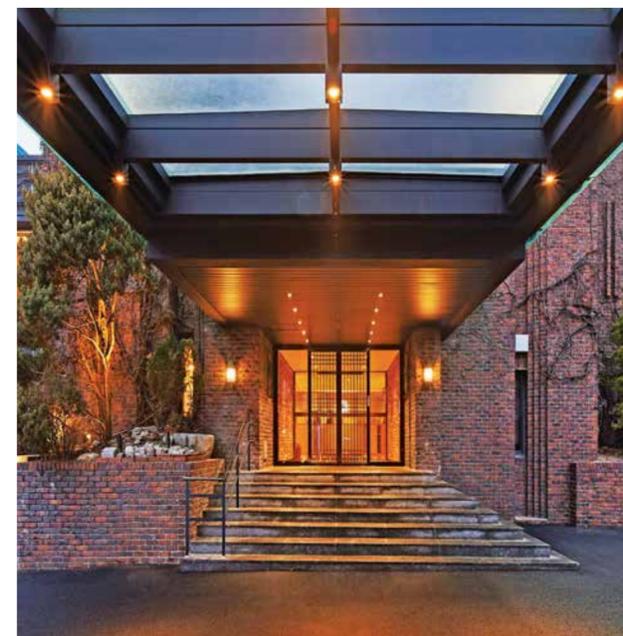
Located along a precipice, Seoul Club is slated for a complete revamp. Foreigners have a strong standing in the club, and this has informed a contemporary design scheme.

It is the club's first makeover since its relocation from Chongkundang Building to Jangchung-dong in 1985, addressing modern needs including updated automation, circulation and improved space allocation.

Previously with two entrances, guests now enter via a single lobby, integrating the user experience. Utilitarian planning needs for the interiors meant combining spaces for efficient maintenance, such as unifying both the all-day dining bar and western dining areas on the second level. Initially, the bar

was set apart due to stringent Korean alcohol laws, that prohibited the bar from being within sight of minors. This inadvertently caused the space to be massively underutilised during the day, while the dining areas were full due to the surplus of guests. The new flexible design of the bar vicinity allows it to be used for the dining crowd in the day, while continuing to be a bar in the evenings.

The bakery kitchen, previously located on the second level, was brought to the ground floor to enable an all-day breakfast experience overlooking the swanky swimming pool. These changes have simplified the main spaces and reduced the man-hours required for tending to guests.





## PERI School Upgrading Programme

Building enduring educational institutions for future generations.  
Singapore

**Principal Leads and Team Members:**  
Wendy Tan Kuan Kuan, Wang Lai Meng, Aditi Verma, Gina B. Reniedo and Oliver Imperial *Architecture*  
Lim Yan Ping, Toh Ann Nah and Khine Zar Zar *C&S Engineering*  
Shahrom Mohamed Ariff, K Mohamed Jawith and Chin Yee Woei *M&E Engineering*

### PERI Phase 4E and 5A, and MOE Kindergarten

A key aspect of the PERI upgrading programme involves the addition of new infrastructure and new programs depending on the strength of the schools. All schools will have new Performing Arts facilities, added with the expansion of the Media Resource Library while some schools will get new auditoriums. Additionally, as part of the enhancement to physical education facilities, new running tracks and fitness stations will be added to all schools while selected institutes will get Indoor Sports Halls and covered courts.

All classrooms will be provided with new handwash basins whilst new classrooms for Mother Tongue and Subject Banding are added for remedial classes. Student Care Centres were also added for after school care. The teaching staff are provided with new staff workrooms, nursing rooms, rest areas and Teaching Laboratories and Staff Resource Rooms. Outdoor Experiential Learning facilities like landscaped gardens, outdoor science play stations and pavilions are added for outdoor learning and exploration.

MOE also launched their initial MOE kindergarten programme for early childhood learning housed in the new blocks at Anchor Green Primary School and Cedar Primary School, catering to 4-, 5- and 6-year-olds.

This ongoing programme by the Singapore MOE will potentially increase the schools' capacity and improve the teaching and learning activities, resulting in a holistic, enjoyable and meaningful experience for students, giving them a well-balanced and creative environment for the development of crucial skills in their formative years.

Supporting the Primary Education Review and Implementation Committee's (PERI) initiative for a more holistic approach to primary education, more facilities are added to existing schools and infrastructure and are enhanced in multiple phases. This effort from the Ministry of Education (MOE) aims to use holistic assessment to support student learning and development, to build confidence and desire to learn and to better prepare them for the future.



- Admiralty Primary School
- Anchor Green Primary School
- Beacon Primary School
- Cedar Primary School
- Endeavour Primary School
- Peiyong Primary School
- Punggol Primary School
- River Valley Primary School
- Woodlands Primary School

PERI



## Forett at Bukit Timah

Live, work and play in a nature-inspired haven. Singapore

**Principal Lead and Team Members:**  
Teo Boon Kiat, Yu Aitong and Samantha Ho  
Interior Design

meet familiar neighbours and encounter new acquaintances. The concept of a glasshouse creates a strong visual linkage, emphasising the notion of "to see and be seen".

The Teppanyaki Sky Lounge, located on the rooftop, parades a picturesque vantage point with a bar and lounge-like settings for celebrations and parties. Paired together with the manicured landscape, the pace of living is slowed down and makes one feel truly present.

The Function Rooms sit in front of the main pool, acting like a home away from home for various gatherings. These rooms also offer operable walls, giving them the versatility to expand and contract the space depending on the size of the parties.

Motivated by the genius loci of Bukit Timah, the interiors of Forett flaunt sophistication in a nature-inspired context. It is a way of becoming and returning to nature.

The curated material palette for the units mimics the gleam of the sunshine and the affluence of rich and aged wood in the wilderness. This is an extension of the nature-inspired vision for the homes. All unit types are thoughtfully planned, maximising spaces and practicality. All of the bespoke units come complete with fully equipped kitchens and bathroom(s) with luxurious fittings and appliances.

The public facilities and spaces are designed to nurture relationships and foster affinity between nature and people – to disconnect to reconnect. Employing the 'Third Place' theory, the Social and Chill-Out Lounge is a space that evokes a sense of familiarity and is a neutral ground for residents to



福瑞轩位处绿意盎然的武吉知马区，室内设计也以自然为灵感，营造出融于自然，回归自然的生活方式。

住宅单位的材料配色参考了自然的元素，一缕阳光映衬着沉稳的木纹，打造出栖身于自然的视觉延伸。所有的户型都经过设计师的精心规划，最大化使用空间与实用性。户型搭配高档豪华的家用电器，经久耐用的饰面及台面。



公共空间区域也是此次项目的一大亮点，打造人与自然和谐共处的空间，享受生活，享受当下的惬意的生活方式。运用“第三场所”这一理念，使休闲区作为一个与亲朋好友相聚的自然平衡空间。

置于顶楼的空中休息室是举行聚会和派对的理想场所，大片的落地玻璃门衔接了室内外，营造了通透的视觉效果，置身其中从远处眺望武吉知马自然保护区的怡人景色。

多功能厅与主泳池相连，整片石材的背景墙作为泳池的视觉连接，室内外相呼应。如有大型聚会的情况，可以将两个房间打开和成一个大的多功能厅，营造出更宽敞的空间。



# Forett

## Social Club Residences

A stylish abode for all seasons. Thailand

**Principal Leads and Team Members:**  
Lalidar Leelayoova, Apichad Thanakitcharoenphat, Panupong Youngswang, Wichuda Pramulwong, Chalotorn Sukkasem, Jakkapun Rungeee and Duanpen Onwan  
Interior Design



โครงการตกแต่งภายในบ้านพักอาศัยจำนวน 3 ชั้น ขนาด 1,670 ตรม. ในย่านเกษตร-นวมินทร์ ย่านเมืองกรุงพหุมหานคร

จากภาพลักษณ์ความหรูหราของงานสถาปัตยกรรมภายนอกแบบ Modern Luxury เข้าสู่โลกอันอบอุ่นที่เข้ามาเชื่อมโยงด้วยคอนกรีตและไม้ที่ดูเรียบง่าย กระเบื้องเซรามิกจากฝีมือช่างอย่างประณีต เพื่อนำพาแขกเข้าไปสู่ส่วนของห้องรับรองขนาดใหญ่ที่ได้รับแสงจากธรรมชาติเข้ามาภายในพื้นที่ที่โดยตรง รวมถึงหน้าต่างขนาดใหญ่ที่มองเห็นงานจัดสวนภูมิทัศน์ภายนอกได้อย่างชัดเจน

พื้นที่ภายในบ้านทั้ง 3 ชั้นได้ถูกออกแบบไว้ใช้งานตามกิจกรรมประจำวันของเจ้าของบ้าน เช่น ห้องชมภาพยนตร์ ห้องทำงาน รวมไปถึงพื้นที่สันทนาการและพักผ่อนอย่างเป็นส่วนส่วนตามการใช้งานจริงของสมาชิกภายในครอบครัว ได้มาซึ่งพื้นที่ส่วนตัวของเจ้าของบ้านได้จัดเตรียมพื้นที่

เพื่อทำเป็นห้องแต่งตัวขนาดใหญ่เกือบครึ่งหนึ่งของชั้น 2 ให้เป็นห้องแต่งตัวในกองถ่ายทำรายการ และยังเป็นบ้านที่ให้กับเจ้าของบ้านในฐานะผู้จัดรายการโทรทัศน์ชื่อดังของเมืองไทย

ถัดขึ้นมาในส่วนพื้นที่ชั้น 3 ถูกเปลี่ยนจากห้องนอนเดิมให้เป็นห้องทำงานส่วนตัว โดยได้รับแรงบันดาลใจจากฉากในภาพยนตร์เรื่องโปรดของเจ้าของบ้าน The Godfather ซึ่งถ่ายทอดออกมาในรูปแบบของงานร่วมสมัย classic-vintage

ภาพรวมของ Social Club Residence นั้นโทนสีสว่างและสะอาดตา แต่ยังคงใส่โทนสีทองเข้าไปเพื่อให้สะท้อนถึงความหรูหรา ประชูดการแต่งแต้มสีบนผนังผ้าใบด้วยความประณีต เน้นความงดงามเพื่อแสดงถึงฐานะเจ้าของบ้านที่มีชื่อเสียงเกี่ยวกับการออกแบบที่เน้นความหลากหลาย และเป็นส่วนส่วนที่ตอบสนองความต้องการของผู้อยู่อาศัยโดยเฉพาะ

The Social Club Residence, built on a parcel of land measuring 1,670 sqm in a tranquil suburb along Nawamin Road in Bangkok, Thailand, channels an image of modern luxury by virtue of its elegant exterior and resplendent fittings. An ambience of chic opulence is palpable the moment one steps through the entrance into the inviting foyer, laid with handcrafted ceramic tiles for an exquisite flooring finish. Guests are entertained in the grand living room, making them feel truly at home as natural lighting streams through the wide windows lining the walls, offering calming views of the landscaped courtyard outside.

Nestled within the three-storey abode are designated spaces – including a home theatre – to accommodate the household's daily activities, from work and play to rest and recreation. The rooms on each floor are divided according to function and tastefully decorated, striking a wholesome balance between practicality and artistry without compromising on privacy.

The spacious walk-in closet is a prominent feature of the residence, occupying nearly half the space on the second floor. It is elaborately furnished in the vein of a dressing room belonging to a studio set – a nod to the homeowner's vocation as a local

celebrity and television personality. On the third floor, a bedroom has been transformed into a working space. The design of the study is inspired by a scene from the homeowner's favourite movie, The Godfather, radiating a distinct film noir vibe that is equal parts vintage and classy.

Overall, the Social Club Residence is envisioned as a cosy, idyllic sanctuary for its inhabitants, with its harmonious amalgamation of domestic spaces enhanced by the careful selection of a congruous colour palette comprising varying shades of gold, grey, beige and white.



# Social Club

## Seaside Residences

A covetable combination of premium seaside living and easy connectivity. **Singapore**

**Principal Leads and Team Members:**  
Tan Peck Khoon, Shahrom Mohamed Ariff,  
Jimmy Ang and Mike Choo Ming Yong *M&E Engineering*

True to its name, the residential development designed by ADDP Architects is the epitome of seaside living in style. It occupies a strategic location in the East Coast neighbourhood, in close proximity to East Coast Park as well as an eclectic array of eateries, retail outlets and educational institutions.

Four 27-storey towers within the property, comprising 841 residential and 2 retail units, are orientated for optimal acclimatisation to the local climate and panoramic views of the sea. The units are characterised by spacious interiors and flexible configurations that offer comprehensive functionality without compromising on aesthetics. Prospective homeowners are free to choose between seven unique living space concepts, namely Suites, Viva, Trio, Vantage, Vista, Privé and Penthouse – each designed to suit different lifestyle needs.

Varying shades of grey, bronze and white prevail across the development, exuding elegance and sophistication. The sea-facing living spaces and bedrooms are fronted by full-height glazing and boast uninterrupted sea views from the balcony. For leisure and wellness, residents are served by a diverse range of amenities for all in the family, including fitness facilities, a reflexology garden, reading corner, pets pavilion, bicycle park, communal gardens and lawns, swimming pools and a BBQ pavilion. The residential towers are connected by a sky terrace and viewing deck for scenic vistas of the surrounding seascape.



## Solaris

A refresh worthy of the times. **Singapore**

**Principal Leads and Team Members:**  
Chester Goh, Jane Koh, Rachel Lim and  
Ricardo Esguerra Ugay *Interior Design*

Timber look-alike panels embedded with linear LED light strips in a rhythmic expression were added along the interior of the glass curtain wall facade, bringing warmth to the walkways connecting the atrium and office lift lobbies. The ambience of the main lobby was transformed with new wall, floor and ceiling finishes. A new central concierge counter and a cluster of vibrant seating areas were added to improve the functionality of the lobbies. Additionally, the interior signage of the two towers was redesigned to complement Solaris's architectural organic form.

In 2019, nine years after Solaris was first completed, its owners decided to embark on an interior facelift. ONG&ONG was awarded the contract for interior design works, encompassing the public spaces such as the internal atrium, main lobby, 21 levels of typical lift lobbies, and public washrooms of both North & South Towers.

Solaris is part of Fusionopolis, an area designated as an R&D hub for technology-based companies and government agencies. To keep abreast with modern technology, a digital access system and digital directory were added.

Solaris, a BCA Green Mark Platinum building, has an organic form and lush landscape gardens along the building periphery. The first key interior intervention by ONG&ONG was the introduction of a massive vertical green wall in the extensive Atrium space. The vertical green wall adds greenery in the building's interior, enhancing Solaris's biophilic design language. Located visibly from the building's drop-off point, the vertical green wall was also designed to conceal the existing unutilised water feature.

The lift lobbies now offer a ceiling partially covered with aluminium cladding in contrasting colours and this design style is mirrored on the new carpets as well. The combination of these two elements help create a dynamic form in the long and narrow corridors.



## Lotte Duty Free Changi Airport

A new duty-free retailer takes flight. **Singapore**

**Principal Lead and Team Member:**  
Paul Roger Lim and Jasmine Tay  
*Project Management*

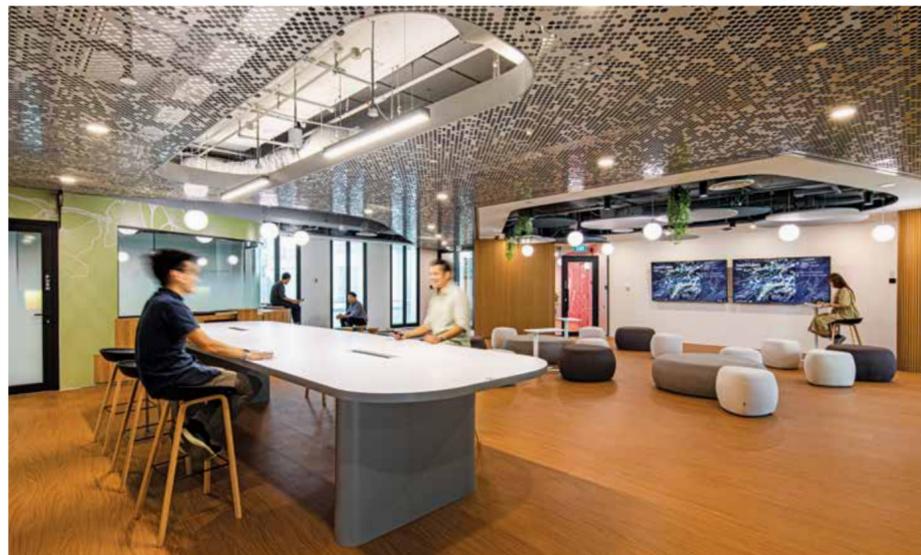
South Korean duty-free retailer, Lotte, is replacing the DFS Group as the Liquor and Tobacco concessionaire at Changi Airport, marking the first time a new operator has helmed this position since 1981. With this new changing of the guards, the duty-free outlets previously managed by the DFS Group will undergo a re-design aligning itself with Lotte's design philosophy.

To aid in this daunting transformation, Lotte Travel Retail Singapore sought out Project Innovations to manage this project. The project management scope includes 20 stores in Changi Airport, particularly in Terminals 1, 2, 3, and 4 with a total retail space of 8,225 sqm.



As part of the first stage of deliverables three major stores are on track to be completed. These include the Terminal 3 Arrival South and Departure stores, and the Terminal 1 Departure East store. The rest of the stores are set to be completed this year.





## Tcube

A space dedicated to innovation inspires the tourism industry to adopt digitalisation. **Singapore**

**Principal Leads and Team Members:**  
 Benson Wee, Joe Fu Zhuo and Omar Shiddiq Masodi  
*Workspace Interiors*  
 Stanley Tan, Emeric Lau and Jacqueline Ong  
*Brand Engagement, Environmental Wayfinding*

**Brand Engagement & Environmental Wayfinding**  
 The name Tcube comes from the three Ts—Tourism, Technology, and Transformation—which form T3 or Tcube. Thus, the logo for this space features the letter T encased in the shape of a cube with a pattern inspired by digital code, the backbone of today's technology.

Taking inspiration from Singapore's moniker as a Garden City, the signage and interiors within Tcube offer a combination of biophilic and digital-centric designs. The various rooms within Tcube are themed with different colours including from green, representing growth, pink reflecting the blossoming of fresh ideas and finally yellow to signify fruition. This is juxtaposed with the futuristic typography and icons on all signage.

As Tcube is meant for hosting events and meetings, there will be a higher footfall compared to a conventional office. This amplifies the importance of wayfinding for this space. The challenge was to identify and reinforce the different spaces within a relatively small area and to incorporate the names provided by the client. This resulted in hanging signs or glass panel stickers echoing the curved and angled lines of the interior spaces.

Tcube is a hybrid multi-use space by the Singapore Tourism Board (STB) that was developed as a platform to help various stakeholders in the tourism industry move towards digital transformation. It represents a safe space for collaboration, to learn, test, and build, bringing like-minded partners together to leverage the right digital resources.



### Workplace Interiors

Given the nature of Tcube, the design philosophy for the Workplace Interior was based on creating a dynamic and safe environment where users would be inspired to explore, share and discover. With the 'digital' keyword ever-present within the space, it was also paramount to create a balance in the design, so as not to overwhelm visitors with more processes that could inhibit experimentation.

One major challenge was that its layout branches out to two dead ends. This made it tricky to introduce a flow that encourages innovation but at the same time provides the balance of varying spaces that adapts to each group of users, while still supporting connectivity, both planned and organic. Through a partnership with the design thinking firm, Thinkplace, research was conducted to understand the culture and goals of the tourism industry. The result was a layout that had highly malleable corridors and common walkways, which can be easily adapted to suit the unique needs of each user. This versatility also makes it easier to test out different prototypes within the space.

Beyond spatial planning, sensory activations were also incorporated within Tcube to balance out the digital interventions. A perforated ceiling design enables a dappled spotlighting effect on common walkways creating a more immersive experience that engages with the users as they move through Tcube. This also serves as a meditative transition subtly nudging them to step out of their comfort zone to innovate.



## Interior



## Branding

## Wayfinding

# Dementia-Friendly Wayfinding at Khatib Central and Chong Pang City

Formulating user-focused navigation strategies catering to the elderly and dementia patients.

Singapore

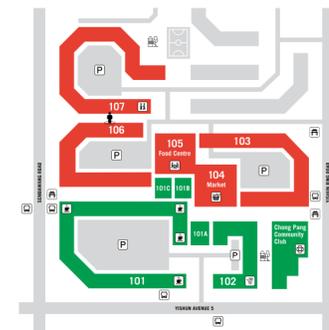
## Principal Leads and Team Member:

Stanley Tan, Gary Soh, Jacqueline Ong and Ryan Lim  
Environmental Wayfinding



In keeping with the Singapore government's initiative to enable ageing in place, a dementia-friendly wayfinding strategy was devised for Khatib Central and Chong Pang City, which were identified as estates with an ageing population. The project's objective was to create an environment that assists seniors and those afflicted with dementia in navigating around their neighbourhood safely and to be able to find their way home from the MRT station. This was achieved by formulating wayfinding solutions that support easy navigation between residential blocks and key amenities like eateries, markets and community centres, especially within high-traffic zones.

Building upon research to ascertain the needs of the elderly and dementia patients, the resulting wayfinding solution involves zoning areas by colour and symbol, as well as developing a signage system that allows easy spatial recognition. The residential blocks were sectioned into zones and each was assigned a bold colour – either red, green or blue. The zone colours were painted on the facade of the blocks, along with block numbers prominently displayed in large fonts, making them highly visible even from a distance.



CHONG PANG CITY



Other features of the wayfinding project include super-sized graphic walls and pillar signage that incorporate directional elements, universal icons as well as stencilled symbols of pineapples, tropical fish, rubber trees, farmers and Chinese gateways chosen for their strong association with the area's history. These simple yet distinctive visual cues serve as anchors for clear identification by colour zone and are positioned at common areas such as lift lobbies and stairwells. In addition, directional signage on aluminium panels were integrated with concrete seats that double as resting spots for elderly residents. The signage system was applied seamlessly to the existing infrastructure, adopting a community-friendly approach that prioritises the well-being of the elderly demographic.



# Synergistic Specialisation –

Individually Skilled,  
Collectively Dynamic

User experience is at the centre of any aspect of building design. Design encapsulates and augments it. Weaving all this together harmoniously, ONG&ONG offices around Asia are able to provide the full 360 experience, through a team of handpicked specialists.

Singapore Indonesia Malaysia Mongolia Myanmar Thailand Vietnam

# 360 Solution

Brand Engagement	Environmental Wayfinding	Experience Design	Engineering	Project Management	Project Solutions	Workplace Interior	Masterplanning	Architecture	Interior Design	Landscape	Lighting
Market Insight	Planning and Analysis	User Experience Strategy	Mechanical	Project Management	Construction	Building Studies	Vision & Strategies	Master Planning	Advisory & Consultancy	Master Planning	Architectural Lighting
Brand Audit	Wayfinding Strategy	Service Design Consulting	Electrical	Project Development	Design & Build	Workplace Studies	Land Using Planning	Architecture	Space Planning	Space Planning	Equipment Cost Control
Brand Strategy	Signage System and Design	Design Thinking	Civil	Construction Management	Turn Key Solutions	Space Planning	Connectivity	Ideate and Create	Test Fit	Blue & Green Solutions	Operational Cost Control
Brand Expression	Environmental Graphics	Ethnographic Research	Structural	Cost Management	Contract Works	Interior Design	Urban Infrastructure	Conceptualisation & Analysis	Feasibility Study	Sustainability	Lux Level Calculations
Brand Management			Fire Safety	Place Management		Project Management	Environmental Sustainability Design	Research & Development	Master Design Guidebook	Playground Design	Lighting Controls
Environmental Branding			Environmental			Sustainability	Landscape	Space Planning	Turn Key Solutions		Lighting Audits

Brand Engagement is an analytical process, but also one that requires much imagination. It is about crafting experiences that foster relationships between brands and consumers. With over 27 years of experience and a client list brimming with household names, IMMORTAL is renowned for its branding programmes that have helped many clients grow their businesses. Offering a comprehensive suite of services including Market Insight, Brand Audits, Strategy, Expression, and Management, IMMORTAL is committed to helping any brand create an authentic and enduring identity.

IMMORTAL delivers effective wayfinding, at every point of a journey. It is a system of signs and symbols to enable easy navigation. No matter the complexity, the primary objective is to make every space more user friendly. Wayfinding has the capacity to optimise and enhance the built environment, improving circulation, connectivity and use of space.

Experience Design is about altering human experiences through the process of Design Thinking, where we imagine and conceive in terms of utility. Human experiences are in constant flux, where improvement, progress and advancement unfold and develop over time – ultimately leaving us better positioned than before. At ONG&ONG, our award-winning Experience Design team finds ways to elevate and improve an experience. Whether it's a minor tweak or something completely reimaged, all the projects we work on have one thing in common: making the end-user experience better.

Beneath the veneers of colours, curved lines and textures of all dazzling designs are the hidden machinery and mechanisms that make everything possible. Inventive engineering becomes the basis through which creativity can be transformed from imagination and turned into living, breathing reality. With decades of experience in the industry, Rankine&Hill consultants have collaborated on some of Singapore's most iconic designs. From Mechanical & Electrical to Civil & Structural, as well as Fire Safety and Environmental solutions, we continue to deliver a full-range of comprehensive engineering solutions that bring projects to fruition.

Ensuring projects are well organised and cohesively executed are the fundamentals of our business. But it's more than just putting the right people in touch or assembling the ideal team. Our goal is to connect the dots and tie up the loose ends to make sure projects are as easy and cost-effective as possible. The process is a practical one. First, the objectives and parameters of a given project are properly ascertained. Following which, development is carefully planned and mapped, all in an effort to ensure complete alignment and efficiency throughout the construction phase. For us, success means a stress-free experience for our clients.

Our newest Specialist Studio is ideal for overseeing small to medium-scale projects. Providing Design & Build expertise across a range of industries and sectors, Project Xion specialises in guiding turnkey projects from concept to completion. Our clients will enjoy the convenience of a one-stop shop solution. Where the knowledge of a multi-disciplinary property and construction consultancy, with extensive local and international experience, can provide a diverse array of services including project management, cost management & quantity surveying, development management and contract work.

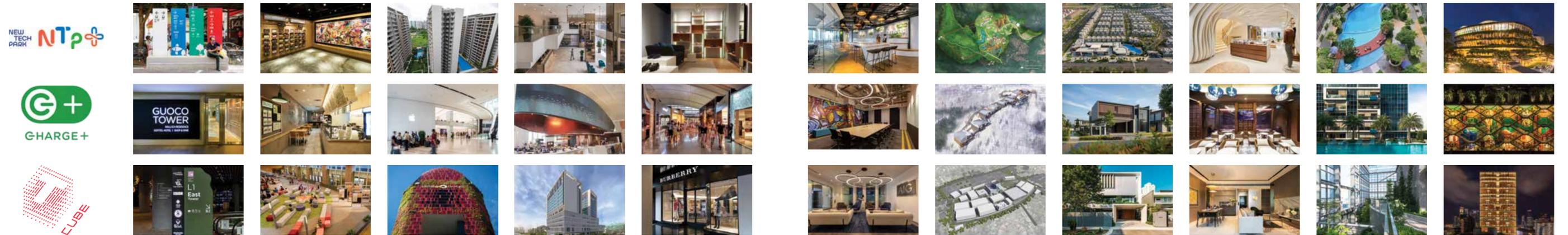
The perfect corporate interior goes beyond simply creating functional workspace. Although aesthetic quality and style are a must, the environment must be synergistic and inspirational. After all, productivity is the name of the game. At SCA Design, we go beyond traditional interior design, altering the notion of what a working environment should encompass. Combining in-depth building and workplace studies we determine the ideal parameters for project management. In addition, with input from clientele and the end-user, space planning is used in tandem with flawless interior design, resulting in turn key work spaces that exemplify what the modern office should be.

Cities rely on experienced planners when creating infrastructure master plans. The process of conceptualisation demands imagination and a progressive mindset. It comprises a plethora of considerations, including the accessibility to civic amenities, drainage systems and encouraging communities. A well-designed city is future proof, catering to the evolving needs of its inhabitants for decades. Today, the firm operates in several countries around the world, as we build on a tradition of excellence, working to grow our reputation for dependability and innovation in the region and beyond - delivering a comprehensive range of services that includes individualized expertise in Master Planning, Brand Engagement, Experience Design, Interiors, Landscape and Lighting.

For nearly half a century, ONG&ONG has been synonymous with architectural excellence. Regardless of scale or typology, our extensive experience and repertoire of knowledge have empowered the firm to deliver countless projects of the highest calibre. Be it functionality or comfort, on luxury or utility, ultimately the manner in which we conceive a space influences how it will be utilised. At ONG&ONG our interior design experience runs the gamut of typologies and scales, with award-winning projects the world over as proof of our ability to truly define any space.

Residential or commercial, public or private, institutional or infrastructural, interior design is crucial no matter the project. From forming the heart of a home to setting the tone for a corporate or professional space, the potential of a space is realised through interior design. The modern built environment is increasingly characterised by the integration of nature. Regardless of typology and scale, projects today make it a point to include greenery where possible. At ONG&ONG, our track record of award-winning projects underscores the importance we place on landscape design. From biophilic environments and naturalistic designs, to the creation of sustainable microclimates, our landscape team endeavours to find the optimum levels of greenery to benefit and enhance the built environment.

Lighting design is crucial, yet too often overlooked. Lighting can highlight and accentuate any space. It can alter the ambience or mood of a given setting, bringing life, warmth and more to any environment. Lighting has the capacity to transform a solid project into a superb one, where just the right mix of shadow, light and colour can easily augment the end-user experience. Bright or low-key, fluorescent or neon, simple or intricate, we at ONG&ONG fully appreciate how crucial a project's lighting design can be.





www.immortal.com.sg



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Specialists

## Redownload, Reread, Re-explore an Experience Beyond

Missed out on an issue of 360 News? Can't get enough of our 360 Circle and Anthology series of publications? Fret not, as we have a huge library of back issues that you can redownload anytime. Just scan the QR codes down below and voila! you get to where you need to be.

360 Circle:



360 News:



Anthology Series:



## Latest Issue Of 360 Circle Out Now

Wondering how a firm like ONG&ONG survives a global pandemic? What are the latest projects undertaken by the organisation? All this and more in the latest issue of 360 Circle FY19/20. This publication will be available in both physical and digital formats, get yours today.



## Civic II Available For Download

If you enjoyed our previous Civic Anthology where we compile all our sacred, healthcare, education and community spaces, then you will definitely enjoy Civic II. This new issue of the Anthology series will offer all-new personas and illustrate just how our projects can impact their lives and the lives of the communities we serve to better.

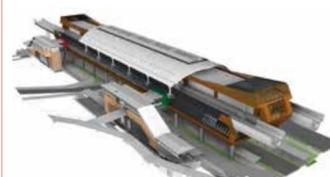
## We're Social Media Friendly!

ONG&ONG's Corporate Communications team has been busy managing and curating our social media accounts, and we appreciate your support. Thank you for all the likes and love!

- |                     |                    |
|---------------------|--------------------|
| <b>ONG&amp;ONG</b>  | <b>SCA</b>         |
| ONGONG360           | SCADESIGN360       |
| ONGONG360           | @SCADESIGN360      |
| @ONGONG_360         | SCA DESIGN PTE LTD |
| ONG&ONG             |                    |
| <b>IMMORTAL</b>     |                    |
| IMMORTAL SINGAPORE  |                    |
| @IMMORTAL_SINGAPORE |                    |
| IMMORTAL            |                    |

## Architecture Contracts for 4 JRL stations Secured

The Singapore Land Transit Authority has awarded civil contracts, J112 and J113, for the construction of four stations along the Jurong Region Line (JRL) with ONG&ONG as the designated architects. These new stations as part of the JRL will improve connectivity in the western part of Singapore, serving areas that do not have direct links to the rail network. Work on these stations is expected to start in the second quarter of 2021 and scheduled to be completed in 2029.



## ONG&ONG Scholarship Awarded Under BCA iBuildSG Programme

Sean Lee is the latest recipient of the ONG&ONG scholarship under the Building and Construction Authority (BCA) iBuildSG Programme to pursue a Master of Architecture & Sustainable Design course in the Singapore University of Technology and Design (SUTD). Additionally, Sean will join the ONG&ONG team after he completes this course. The iBuildSG initiative was created to encourage high calibre students to pursue a career in the Built Environment sector. This is in line with ONG&ONG's commitment to nurturing the next generation of industry professionals.



## Essentials at our Fingertips

Apply for leave, office movements, or check for event updates with iWeb2.\* It is the one-stop app for the ONG&ONG family that has enabled us to embrace enterprise resource planning solutions for seamless connectivity across all our offices.



Download the App and stay connected!



Find out more about ONG&ONG here!

\*iWeb2 is for the ONG&ONG family. Not intended for public.



Image CR: archifest

## Singapore Archifest 2020

Our Architecture Director, Andrew Lee participated in the recent edition of the annual architecture festival by collaborating with students from the Singapore University of Technology and Design (SUTD) in the SUTD-ONG&ONG AiR Studio, our Architect-in-Residence programme combining academia and innovative technology in responding to real-world business needs. It culminated in a presentation featuring urban agriculture projects conceptualised by the students.

Read the article here:



## Heartbeat@Bedok Landscape Part of SILA-backed 42Race

Just recently the Community Sports Club in partnership with the Singapore Institute of Landscape Architects (SILA) organised 42Race, a virtual cycle event to explore all the lush and green landscapes in the Kebun Baru area. The route traversed all projects with landscape done by SILA members and naturally, one of the stops on the route was Heartbeat@Bedok and its ONG&ONG-designed landscape. Our own John Poe participated in this event and together with the other 180 participants, managed to record a total mileage of 27,548.08 km.



## Foodfab@Mandai Officially Launched

The COVID-19 pandemic has highlighted just how important food security is to each country. ONG&ONG's latest project, Foodfab@Mandai, is a highly flexible, future-forward food industrial space housed within a B2 industrial complex. The new purpose-built, multi-user food factory by ZACD Group was imagined from the ground up and offers a modular floorplan design and even dedicated loading bays on each floor with ramps capable of handling up to 20-footer container trucks.

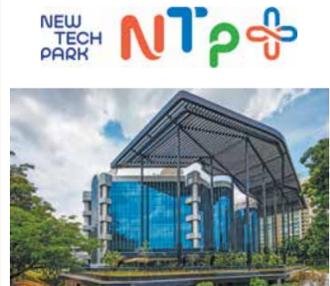


Check out the video here:



## Planted Tree Marks Completion of Dementia-Friendly Wayfinding Project

The Nee Soon Town Council organised a tree planting ceremony to mark the completion of IMMORTAL's Dementia-friendly wayfinding project in Khatib Central recently. There to commemorate the momentous occasion and to physically plant the tree was Carrie Tan, the MP for Nee Soon GRC. A rubber tree was chosen as a nod to Nee Soon Village's history as a rubber estate.



## New Tech Park A&A Project

ONG&ONG has provided a comprehensive suite of A&A services for the existing New Tech Park on Lorong Chuan, encompassing the disciplines of architecture, brand engagement, interior design, landscape, lighting, as well as C&S and M&E engineering. Envisioned as an "urban node" that enhances the vibrancy of the vicinity, the commercial estate takes its design inspiration from the lush vegetated areas surrounding the site.



## BeyondX and Beyond

The emergence of the COVID-19 pandemic has forced us to rethink how an exhibition should work during times of social distancing. This year, we have taken all that we have learned to possibly create a new BeyondX experience: one that will be better than the year before and hopefully pave the way for each new edition to be better than the last.

## Autodesk Case Study Feature

ONG&ONG's adoption of the BIM 360 technology and successful implementation of ISO 19650 standards have been acknowledged by Autodesk in a Customer Success Story feature. They highlighted the organisation's efforts in digitalising workflows as well as enabling virtual collaboration and workplace mobility across all our offices.

Read the article here:



## Launch of Crowne Plaza Danang Waterfront

In a signing ceremony held on 9 January 2021, InterContinental Hotels Group (IHG) inked a management agreement with Minh Dong Travel Service and Trading Company Limited – a member of PGT Group – to open the Crowne Plaza Danang Waterfront on Vo Nguyen Giap Street in Danang City, Vietnam. ONG&ONG, represented by David Ching, CEO of our Vietnam office, was signed on as a strategic partner in the development of the hotel.



Photo CR: Can Ho Sunrise

## Collaboration with Mensa Industries

Tuan Le Construction Co. Ltd., in partnership with ONG&ONG, has signed a contract with Mensa Industries Co. Ltd., consolidating its collaboration with the latter as the Design and Build Contractor for the construction of Mensa Industries' Phase III Factory.



Photo CR: Tuan Le



## Malaysian Team Earns Honorary Mention

Our Malaysian colleagues, led by Architecture Director Ahmad Syazli Bin Mat Husin, scored an honorary mention for their entry to the Johor Bahru–Singapore Rapid Transit System (RTS) Link Station Facade Design Competition. Their design concept for the Bukit Chagar station in Johor, themed "Dance of Johor", was inspired by the Zapin, a traditional Malay dance form popular in Malaysia's southernmost state. Assisted by parametric architecture technology, fluid, dynamic lines form the framework of the station façade, generating a "wave form" structure that captures the graceful movements of the Zapin dancers.



## ONG&ONG Team Receives MND Commendation

The Ministry of National Development (MND) has expressed its gratitude to ONG&ONG for our role in the nation's fight against the COVID-19 pandemic. Our team's professional consultancy services aided in the implementation of temporary dormitories at the Singapore Turf Club (STC). These dormitories played a vital role in mitigating the spread of the virus by providing safe living spaces for migrant workers.



## New Project Underway

Oakwood Suites is one of ONG&ONG's latest projects, located in Chongli District in the north-western Hebei Province of China. The high-rise development draws its design inspiration from the diverse local culture and architectural elements, creating an accommodation complex that is contemporary and sophisticated in style, yet steeped in local sensibilities.



**ONG&ONG**  
group

360 NEWS

It is not an exaggeration when people say that time flies. In a blink of an eye, ONG&ONG is on the brink of celebrating our Golden Jubilee in 2022, marking 50 years since the firm's founding by the late Ong Teng Cheong and Ong Siew May. In these five decades there have been countless changes both within the architecture industry and in the geopolitical landscape.



In recent years, well before the COVID-19 pandemic unfolded, ONG&ONG had already been fully engaged, organization-wide, in agility and mobility. This pandemic has proved to be the most impactful disruption at every level.

Now, as we stand in the midst of COVID-19, agility and mobility has allowed us to function even as borders closed, and social distancing practices meant that our workforce stayed home. That said, there needs to be growth as we evolve how we design for the new normal.

We are in a unique position, being designers ourselves, to draw from our combined experience of the COVID-19 pandemic and improve how we approach post-pandemic infrastructure. This is in line with the ONG&ONG purpose that sees us constantly trying to improve the world in which we live. On page 7, we sketch the preoccupations of a post-pandemic generation to gain insight and understand our new target audience.

With borders shut, we are reminded just how important it is to have good local partners. In our case, being Glocal means having reliable teams in key cities across Asia to extend our reach in the region. By having these deep roots and understanding Asia, we are also primed to become great collaborators with designers from across the world. This, of course, is not a novel concept but with the adoption of a digitalised workflow accelerated by the pandemic, we believe there is no better time for cross-country partnership.

We are emerging resilient and are eagerly anticipating our 50th anniversary come 2022. We are taking the opportunity to forge a new way forward, fired by the determination of our founders. ONG&ONG continues to define design for the future, committed to our mission of bettering communities through improving the built environment and impacting lives.

Here's to the next 50 years and beyond!

## Vision

Experience Beyond

## Purpose

To Improve the World in which We Live

## Role

To Enhance the Well-being of Inhabitants through Excellence in Sustainable Design

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