



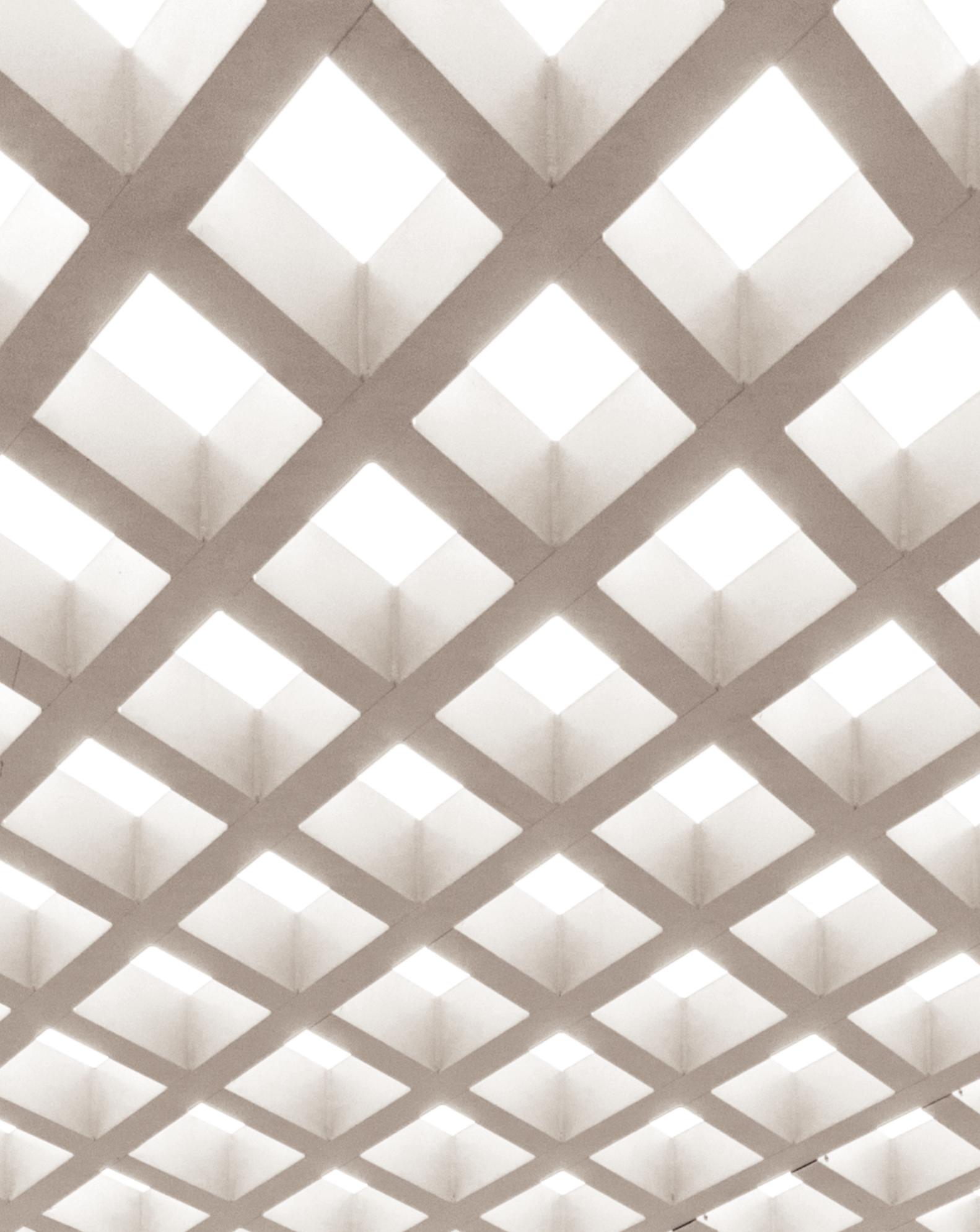
Domicile II

AN ANTHOLOGY OF
BEST IN CLASS HIGH DENSITY RESIDENCES



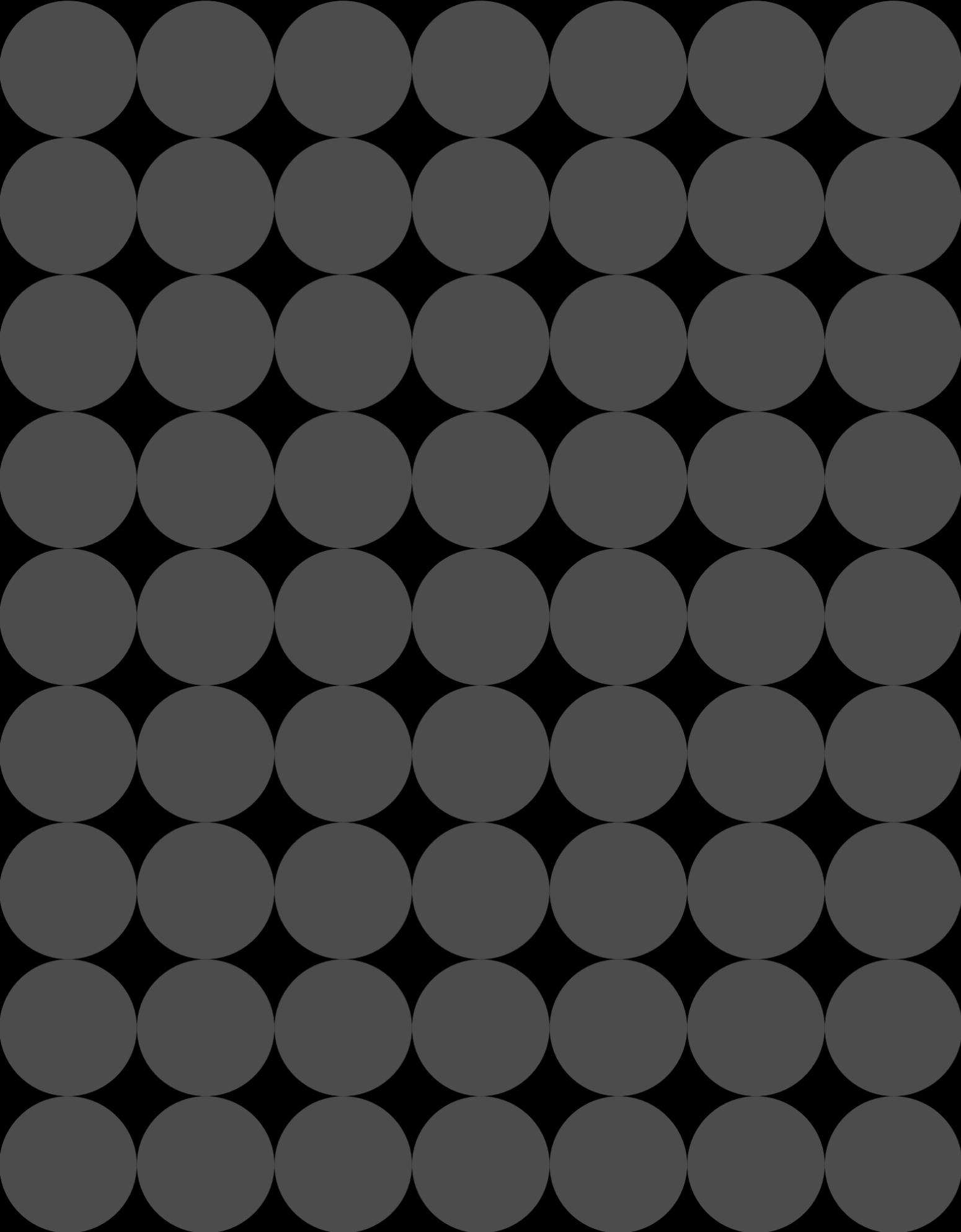
ONG & ONG
group

EXPERIENCE
BEYOND.



Domicile II

AN ANTHOLOGY OF
BEST IN CLASS HIGH-DENSITY RESIDENCES



With an estimate that nearly 60 per cent of the world's population will be living in urban areas by 2050, it is inevitable that many new residential developments will have to scale vertically to meet the coming demand.

However, the constraints of building vertically should not limit creativity and the ability to offer an **EXPERIENCE BEYOND**. After all, the home has evolved, transforming from a sanctuary solely designed for rest and rejuvenation into a multipurpose, multiuse space. It must now accommodate the additional functions that work-from-home arrangements demand while being versatile enough to meet the needs of families with children and/or the elderly.

This is **DOMICILE**.

Adventurous Spirits.
Experimental Natures.
Unintentional Trendsetters.

From strangers to friends, Linh, Arthur, Mona and Jason bonded over the shared experience of a co-living arrangement. As time passed, however, each one followed their own path forward.

Newlyweds Mona and Jason look to build a life together while Linh and Arthur set their sights on the finer things in life.



BEST IN CLASS

Join Linh, Arthur, Mona and Jason as they explore high-density residential options, looking for a place to call home.

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Linh & Arthur

Linh, inspired by the masters, hones her skills as a chef in a city hailed as a top food destination. Thinking outside the box means Arthur is always in demand as a programmer. Naturally, with success comes affluence and they now look towards sharing a luxury condominium equipped with world-class facilities.



**Linh & Arthur's
Best in Class Picks**

- The Parque Residences
- D'Sands
- Mon Jervois
- Pollen & Bleu
- Kandis Residence
- Gold Coast Sea View
- Wang Residence
- Puri Mansion
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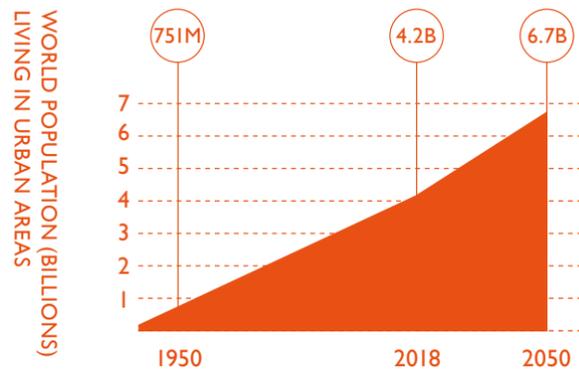


luxury residences

LIVING THE FUTURE

With more people moving from rural to urban areas each year, we explore what the future of high-rise domiciles could look like.

According to the United Nations, in 1950, 751 million people lived in urban areas. By 2018, the urban population had reached 4.2 billion people. They estimate that by 2050, 68 per cent of the world's population would live in urbanised areas, adding on another 2.5 billion people to an already saturated environment. The primary solution thus far has been to build vertically. With the increasing height of city skylines, more residents can be packed into city limits, increasing the capacity for inhabitants. This, however, comes with its own set of problems and with 2050 a mere 30 years away, it is time to start imagining what the high-rise dwelling of the future could and should look like.



SUSTAINABILITY AT THE CORE

With the effects of global warming becoming more pronounced as each year passes, sustainability in the Architecture, Engineering & Construction (AEC) industry will be given greater emphasis in the future. Already across the world, incentives are being accorded to those who adopt environmentally friendly, green building technologies, such as the BCA Green Mark in Singapore; and we can only expect that this trend will continue into the future.

Cement, one of the essential building materials of modern construction, is also a product that releases a large amount of carbon dioxide as it is manufactured. According to the BBC: "In 2016, world cement production generated around 2.2 billion tonnes of CO₂ - equivalent to 8 per cent of the global total." It is plausible that the high-rise buildings of the future would be built using alternative materials. Already, there are new processes for making cement and concrete that are carbon neutral and, in some cases, can even trap CO₂ gases, transforming them into minerals. There are also reports of wall treatments that are not only self-cleaning but will help to clean the air.

Another way to reduce a high-rise structure's impact on the environment is through the addition of greenery throughout. The Straits Times reports Singapore's high-rise greenery coverage could double by 2030. This means that there will be more green areas on the roof and throughout each of the floors. Vertical green walls could become more widespread around the city skyline. This has the added benefit of cooling the surrounding environment, thus reducing the reliance on air conditioning systems which are energy-intensive devices.

TECHNOLOGY, DRIVER OF INNOVATION

As cities work towards becoming smarter through the adoption of the Internet of Things (IoT) and connected devices, it is inevitable that apartments and condominiums follow that route as well. Smart locks, smart air-conditioning units and smart lighting will band together to create a curated experience for the resident. Imagine walking into a home where the door recognises your biometric details and unlocks without the need for a key; the house is kept at an optimal temperature according to your preference and the lights turn on only when you need them.

Virtual Concierge



Smart Locks



Internet of Things (IoT)



Thermostat

5G Network

Couple this with Artificial Intelligence and the home can 'learn' your routines and habits, preparing everything just as you would like before you set foot in the building. Another advantage of the smart home is that it is incredibly efficient and will help reduce energy consumption in urban areas.

Needless to say, the home internet connection will play a vital role in realising these conveniences. And with work-from-home directives becoming a viable option for employees, it is all the more reason that a fast and stable connection will become a priority. Current discussions ask whether the introduction of 5G mobile connections will derail home broadband service providers as the former will be capable of download speeds reaching 10 Gbps while current home broadband start at 100 Mbps. However, just as mobile speeds improve, so will home broadband. If the past decades have been any indication, we can expect an exponential increase in internet speeds of the future. Improvements in renewable energy technology may also play a role in the domicile of the future. As solar panels become more accessible, we may start to see greater deployment of these panels on rooftops. Today, we also have photovoltaic glass which functions just like a solar panel but with the advantage of being transparent. This means that potentially, every window in a building can be used to produce renewable energy without hindering the view. Imagine a world where each high-rise is self-powered, without the need for a traditional energy grid.

NEW NORMAL BEHAVIOUR

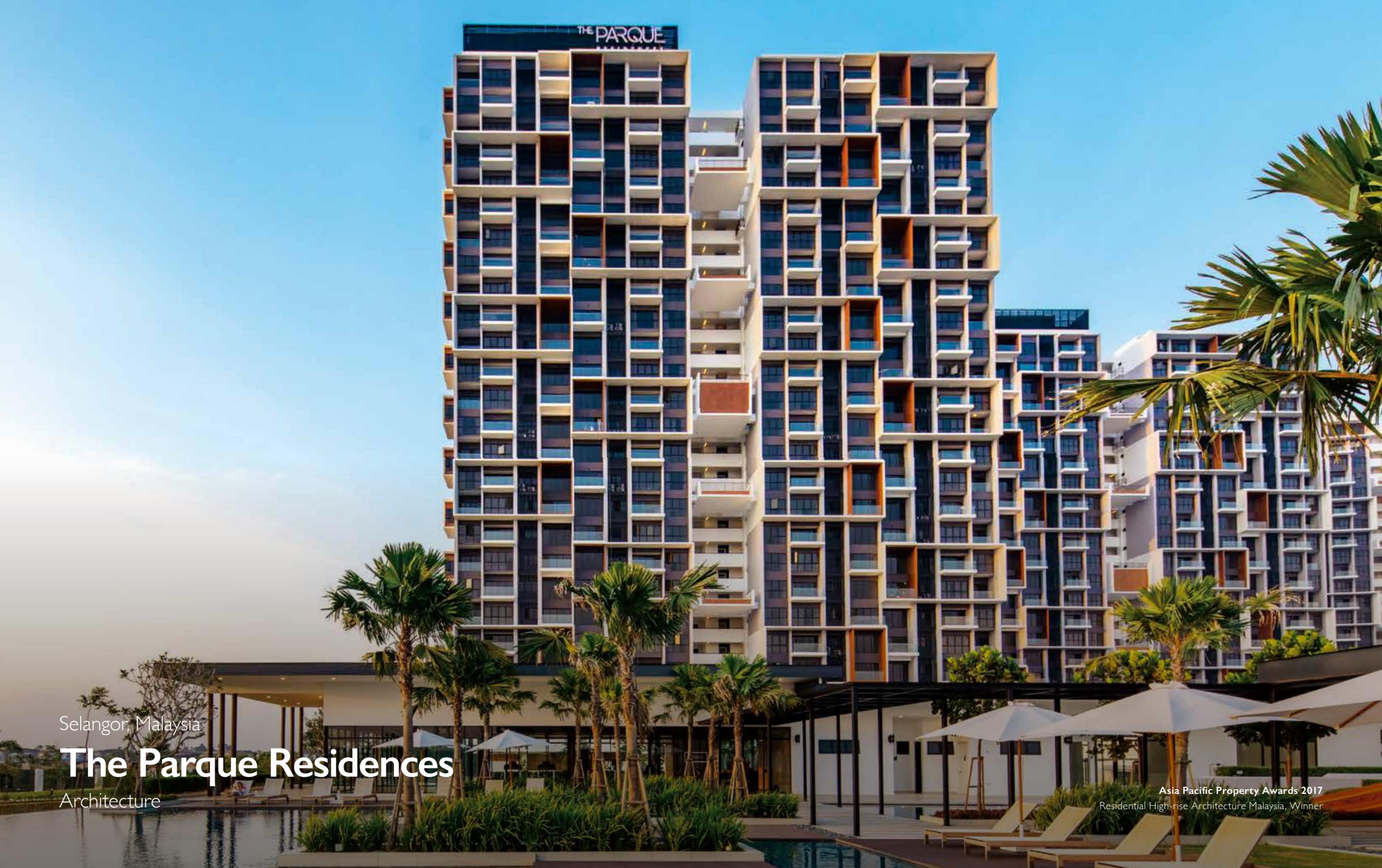
Regardless of how long the pandemic lasts, it is undeniable that it has forced an irrevocable change in human behaviour. For one, working from home options have become a viable alternative with benefits to both employers and employees. Thus, we will see the home office become a lot more important in future domiciles. With possibly more than one family member requiring privacy to work, an open-plan layout for interiors may not be conducive. Clear delineation of spaces is something that will inform the architecture and interior design of the future with added emphasis placed on the acoustic division within the home.

A CALL TO COMMUNITY

Management Consulting firm McKinsey & Company reports that "the biggest innovators in the industry are starting to think about buildings not just as the four walls, but as the community—and the experiences that it creates." In future, there will be greater consideration of multiple functionalities for each high-rise apartment. The McKinsey report goes on to state that "the high-rise of the future isn't going to be just offices. It's an office for 10 floors; it's multifamily [homes] for 15; it's a hotel for 10 and perhaps a club area at the top of the building." Suffice to say, future developments will be designed for mixed use, offering residents retail, dining, and services without ever needing to leave the compound. There may even be digital concierge services to enhance convenience.

On the subject of building communities within a high-rise domicile, architects are already crafting spaces expressly for social interaction. Clever use of terraces and balconies could help create opportunities to interact with neighbours while doubling up as space for added greenery. There are examples of buildings with rooftops that span multiple high-rise blocks of the same development to create a sizeable community sky park for recreational purposes.





THE PARQUE
RESIDENCES

Selangor, Malaysia

The Parque Residences

Architecture

Asia Pacific Property Awards 2017
Residential High-rise Architecture Malaysia, Winner

The Parque Residences is nestled within the Eco Sanctuary township in the Klang Valley, representing a new standard of high-rise living that embraces the natural environment in the contemporary urban milieu. The development of this 27-acre plot has been planned in 3 phases. The first phase was the three towers of Parque Residences; the second phase is for the dedicated clubhouse; while the last residential phase will be developed at a later stage.





Prospective inhabitants of this uniquely low-density residential enclave are offered the choice of either one-, two- or three-bedroom units with double-volume spaces for the latter, achieved through staggered modular arrangements. Opportunities for community building are abound throughout the condominium's multitude of communal areas including: a clubhouse, gazebos, jogging tracks, a forest park, a retention pond featuring a pebble shore, a water themed playground and children's playgrounds.





All residential units present sweeping, scenic views of the lush green expanse surrounding the property, particularly from their principal spaces such as the living room and bedrooms, while back-of-house areas are orientated towards the corridors. Some of the private balconies are lined with timber composite panels, forming the box-feature façade that contributes to the towers' unique silhouette. A distinctive architectural feature of the development is the inclusion of a viewing deck at the centre of each tower to break the conventional linear configuration common to high-rise buildings. Viewing decks are installed at five-floor intervals, enabling residents to better appreciate the verdant environment and bask in natural sunlight in this tranquil modern sanctuary.





Kuala Lumpur, Malaysia

D'Sands

Architecture



Seamless connectivity is a prominent advantage of these residential towers, which are situated along the vibrant and bustling Old Klang Road, in close proximity to a network of major highways, public transport facilities and the town centre, including the KL Sentral and Bangsar areas. Hassle-free travelling is made possible by the development's prime location, offering optimum convenience for urban dwellers on the go.

The serviced apartments – 330 units in total – come in multiple layouts to suit different lifestyles and are complemented by ample amenities, such as a rooftop observation deck with a BBQ pit and a water feature, children's playground, gym and swimming pool, ensuring that the residents' leisure needs are fulfilled.





Singapore

Mon Jervois

Architecture, Lighting



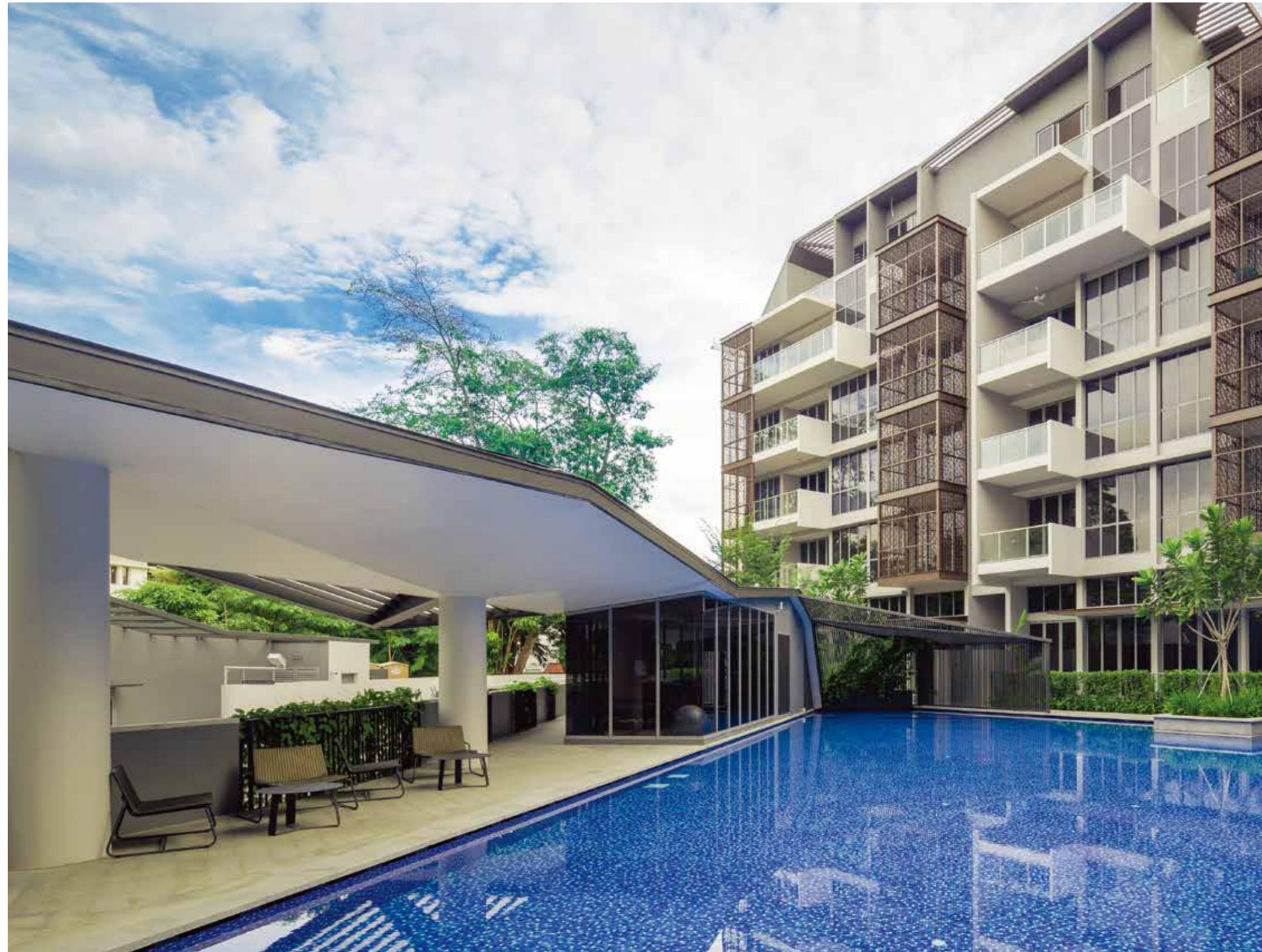
Mon Jervois sits in close proximity to Orchard Road and the River Valley area and is envisioned as a modern home in the city, cradled by nature. This trendy 109-unit condominium development is organised into five distinct blocks, each connected by communal areas and a recreational landscape deck.

Working within the constraints of the site, the architects employed innovative site-planning techniques to design a series of elegant low-rise blocks and placed the facilities within a tapered corner which would otherwise be underutilised. The residential blocks are positioned and stacked so that they are angled away from the opposite blocks ensuring better privacy for homeowners. The landscaped deck above the basement car park is conceived as an elevated green plateau, which houses the main swimming pool and other recreational facilities such as gardens and dining pavilions.



The development contains a variety of unit types – including three- and four-bedroom lofts and penthouse units – built to cater to contemporary lifestyle needs. All residential blocks are framed by bands of dark-coloured, pleated metal roofs, that extend downwards to form the canopy for an outdoor pavilion.

The façade of Mon Jervois includes modular window mullions, screens with triangular patterns inspired by the shape of the development area, and protruding balconies culminating in functional yet highly expressive spaces. With full length glass windows, each apartment is well-lit by natural light and comes with picturesque views of the communal landscape deck, evoking a bright, spacious feel across the interiors.

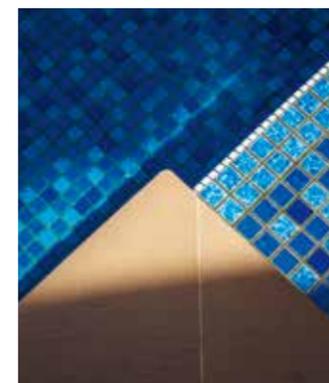
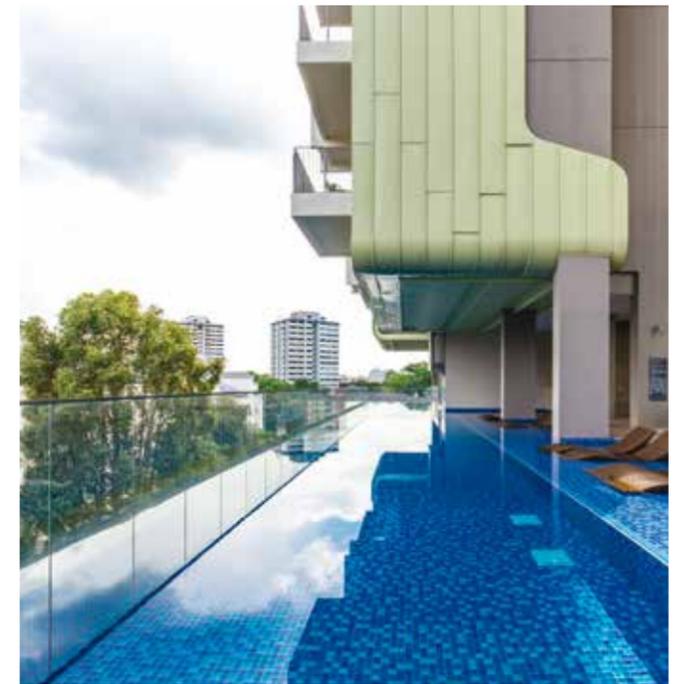
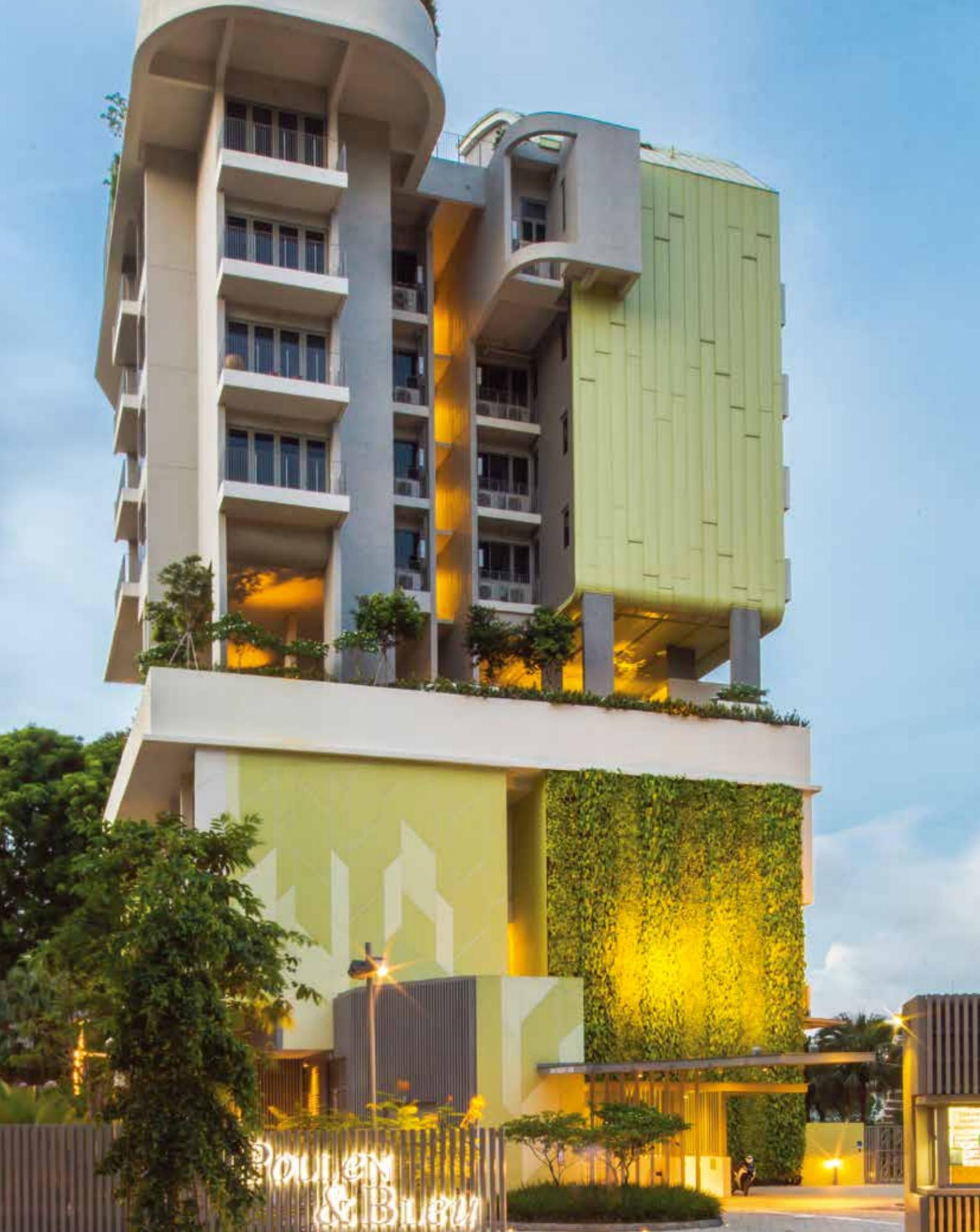




Singapore

Pollen & Bleu

Architecture, Lighting



Situated along Farrer Drive, Pollen & Bleu is a development which comprises of three eight-storey blocks, fronted by an “art collage” façade coated in refreshing shades of green. The residential development sits on raised land, offering a hilltop vantage point that affords picturesque views of the surrounding landscape. To further accentuate its connection to the flora and fauna of the area, design motifs of dragonflies and leaves are imprinted on the façade.



One of the challenges faced when designing Pollen & Bleu was the narrow and elongated site area, providing very little space for facilities. The architect's solution was to cleverly stack the facilities within the blocks in three layers. Playgrounds are located on the first floor, the pool and gyms on the intermediate floor and on the roof are the gardens and decks.

Pollen & Bleu was designed with a wide variety of unit configurations. The first storey consists of loft units, the intermediate levels offer condominium units with two or three bedrooms, and on the top, there are "villas" which were designed to offer spectacular views of the Singapore Botanic Gardens.





Singapore

Kandis Residence

Architecture, 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 clubhouse and drop-off area, the development is characterised by an abundance of lush natural touches. 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 contemporary interiors. The bedrooms are mainly front-facing, while the kitchens and bathrooms overlook the inter-block courtyards, culminating in an uplifting, bright and airy home environment.



Jakarta, Indonesia

Gold Coast Sea View Apartment

Architecture, Interior Design, Landscape

Asia Pacific Property Awards

Residential High-rise Architecture Indonesia, 5-star Winner 2019

PropertyGuru Asia Property Awards

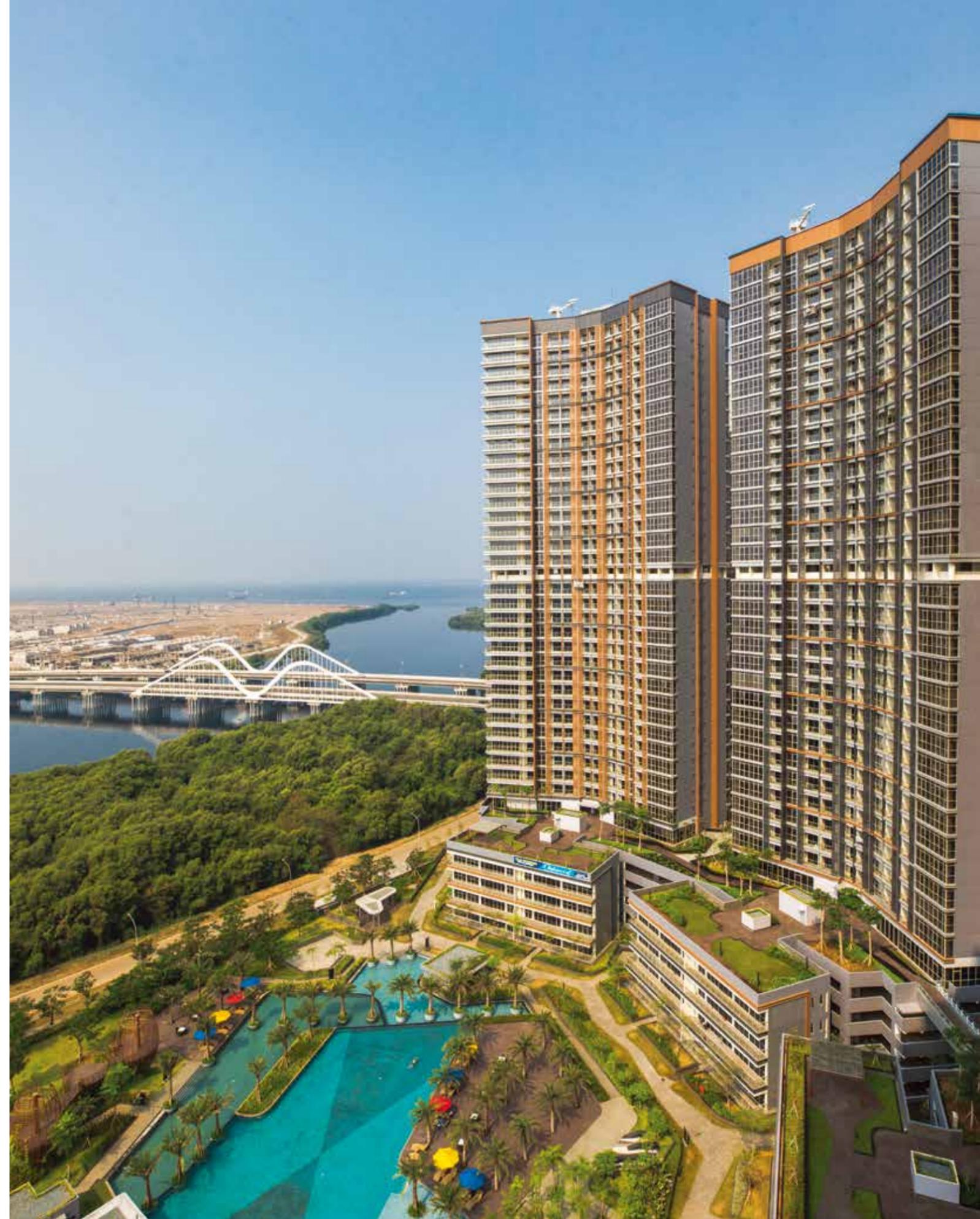
Best Mid-Range Condo Development (Jakarta), Winner 2017

Set amidst a mature mangrove nature reserve waterfront, the architecture of the development was inspired by the serene and graceful nature of sea breezes. Driven by the concept of an Eco-Isle, or Ecological Isle, the development was designed as a series of "isles" connected by landscape features and various amenities.

The residential towers were structured in a Y-shaped layout to optimise the sea view of the site, providing spectacular views of the Java Sea. 48 terrace units line the podium front, while a multipurpose floating pavilion forms the centrepiece on the podium roof.

The towers are gathered in a C-shaped arrangement, intended to create a vast communal space encircling the ground level, where residents indulge in recreational facilities and the natural outdoor environment. Residents are encouraged to explore and embrace nature when walking among tree houses, ecological ponds and various species of flora occupying the communal areas.

The boundary between the development and the sea is further mitigated with the inclusion of water features and the ever-present view of the mangrove in the foreground. Elements of modernity have also been incorporated into the development, as evident in the use of fine lines and full-height glass on the building façade.



Mirroring the calming nature of the elements that surround the Gold Coast Sea View Apartment, the interior was also designed to inspire the same type of serenity. This is further enhanced by incorporating elements of modern living within its interior design.





Jakarta, Indonesia

Wang Residence

Architecture, Interior Design

PropertyGuru Asia Property Awards

Best High End Condo Architectural Design, Winner 2017

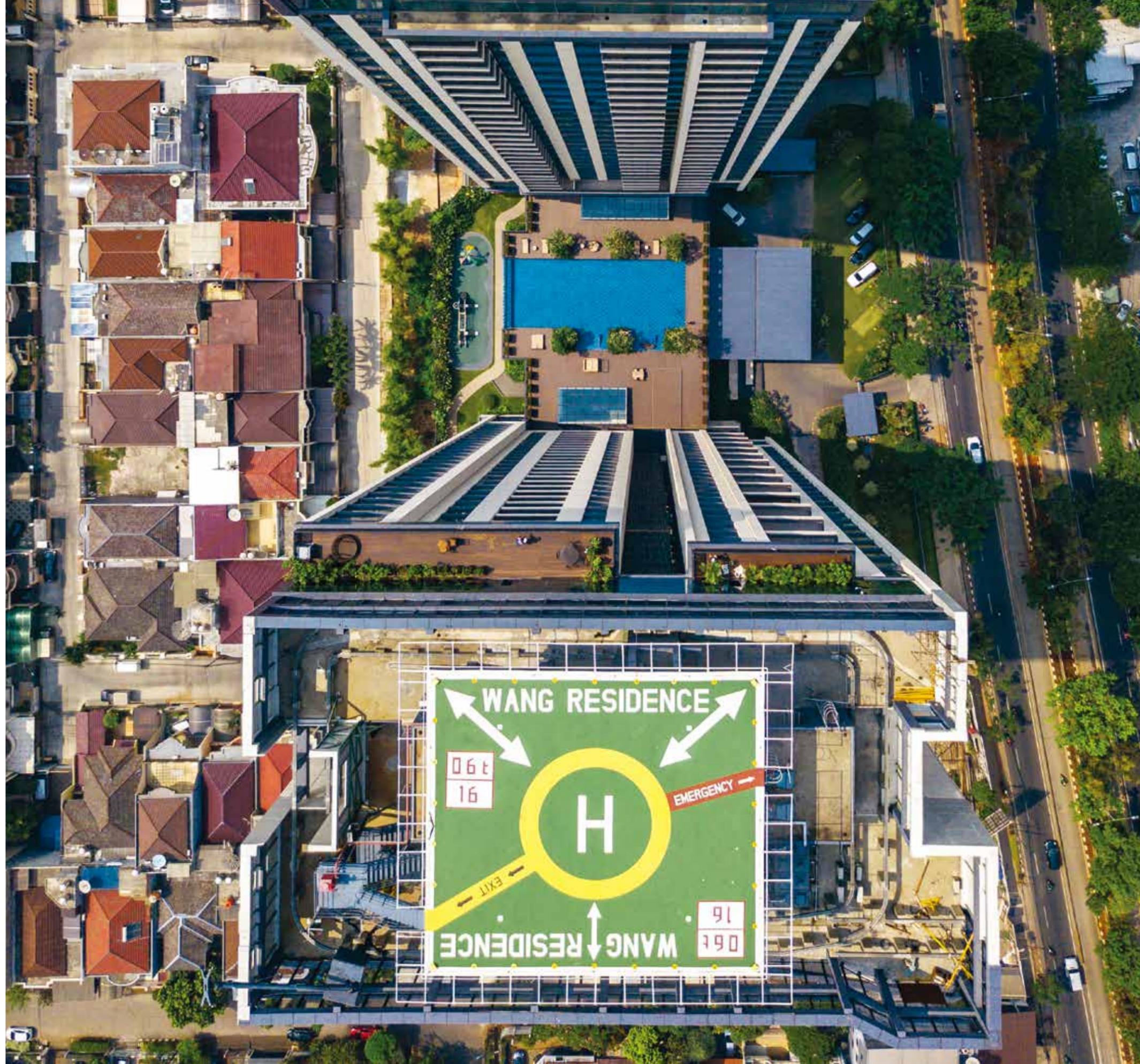
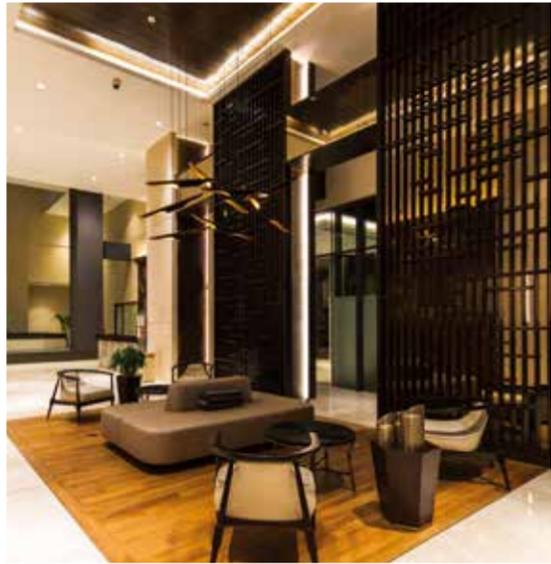
Best High End Condo Development (Jakarta), Highly commended 2017



This apartment tower on Jalan Panjang redefines family living in an urban context, surrounded by nature for visual appeal while benefitting the well-being of residents. Underscoring the statement of being an “urban sanctuary”, this high-rise development aims to be an oasis amidst the hustle and bustle of Jakarta.

Complemented by a wide range of facilities, the 32-storey building comprising 264 units offers inhabitants an integrated urban lifestyle. The verdure on the ground floor creates a serene experience amidst flourishing greenery, while the towers are furnished with sky gardens and rooftop amenities. Residents are also treated to a captivating view of the vast pool facilities and an elevated gym between the two towers, all within residence that fosters a sense of community for modern families and an appreciation for nature.







Jakarta, Indonesia

Puri Mansion

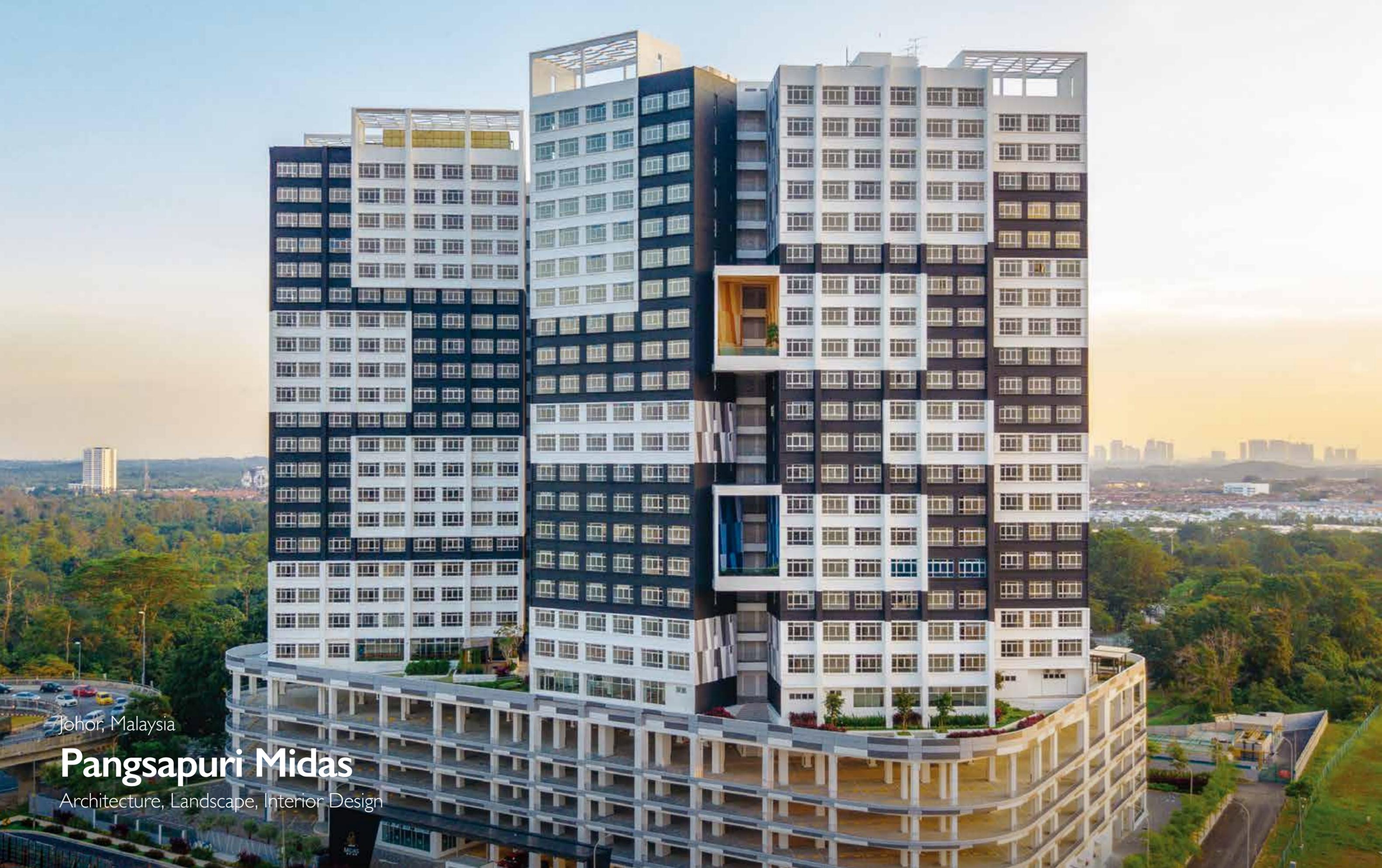
Architecture, Interior Design, Landscape, Lighting



Located in a prime location, a stone's throw away from Puri Indah, Puri Mansion Apartment is set to become a residential landmark of the district. An addition to the existing Puri housing complex, the four residential towers introduce the concept of "riverside living" and are well-integrated with an extensive suite of facilities.

The façade displays prominent repeated elements through interspersed staggered balconies, inspired by the fluid movement of water. The towers were orientated to maximise the north-south vista for each residential unit as well as the 50 townhouse units. A sky garden and an environmental deck provide ideal avenues for social activities, besides enabling residents to enjoy enchanting views of the surroundings while immersed in greenery.





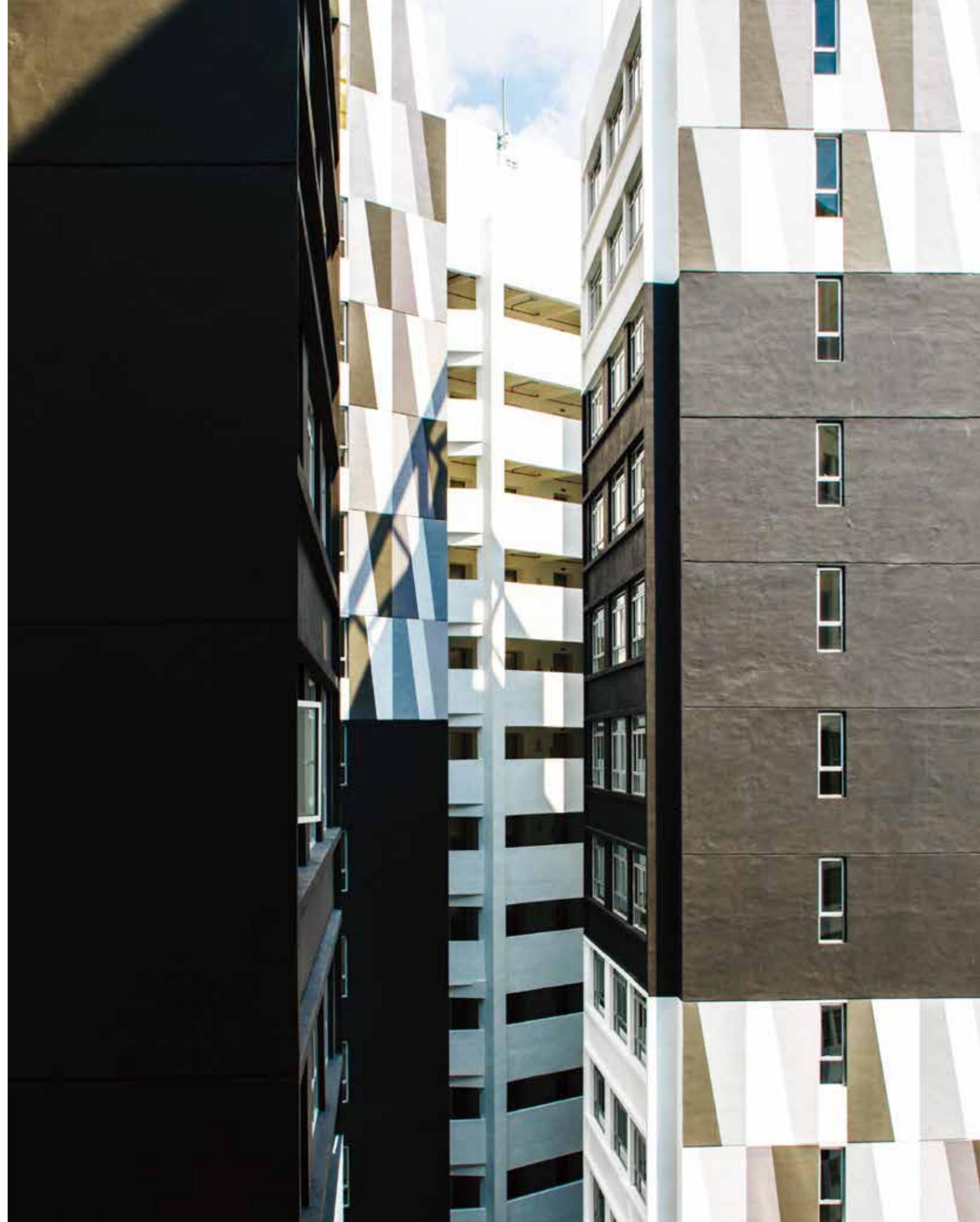
Johor, Malaysia

Pangsapuri Midas

Architecture, Landscape, Interior Design

Pangsapuri Midas is a contemporary residential enclave situated in the mature satellite town of Perling, Johor. Located along Persisiran Perling, the apartment offers easy access to several major highways as well as a host of retail options, educational institutions, recreational destinations and essential amenities.

The carefully planned architectural design of this modern high-rise development promotes efficient air flow between the two residential towers, while the asymmetrical distribution and strategic configuration of the units allow for ample exposure to natural lighting. Featuring two- and three-bedroom units in various layouts, the development provides comfort and convenience with cosy, immaculate interiors and various communal facilities, including a children's playground, gym, café, dance studio and a lifestyle studio. Parcels of greenery in the form of sky gardens await residents who favour basking in nature while taking in scenic views of the urban skyline.





Johor, Malaysia

Grandview 360

Architecture, Landscape



The condominium's key design features include double-volume ceilings as well as structural configurations that facilitate effective cross-ventilation and natural illumination. Across the nature-inspired space with a cosmopolitan outlook, an earthy colour palette is applied to the interiors, complemented by the liberal use of wood elements, to create a calming atmosphere that resonates with the idyllic landscape of the development.



Situated in the city centre of Johor Bahru with easy access to neighbouring Singapore via the Eastern Dispersal Link (EDL), Grandview 360 consists of three 25-storey tower blocks, totalling 443 units. The residential complex offers panoramic views of the Tebrau River that runs adjacent to the site – the river also inspired the wave-like contours on the building's façade, alluding to the ebb and flow of water.





Johor, Malaysia

Crescent Bay Suites

Architecture, Landscape, Interior Design



This luxury apartment development is situated in the suburb of Taman Bayu Puteri in Johor Bahru, away from the hustle and bustle of the city centre – suitable for families seeking a peaceful living environment. It is easily accessible via the Tebrau Highway, with numerous schools and retail enclaves a stone's throw away.



For enhanced convenience, the serviced apartments come with an extensive range of facilities, including indoor and outdoor gyms, a swimming pool, tennis court, fitness corner, jacuzzi, barbecue pits, a family court and an indoor playground. The residential blocks comprise of 408 standard, dual-key and penthouse units, strategically positioned to optimise exposure to natural lighting all around.

On the communal podium level, lush landscaped parcels of greenery and prominent water features evoke a serene garden atmosphere, while sweeping cross-country views of the Johor-Singapore border elevate the premium living experience.





Ulaanbaatar, Mongolia

Residence 60

Architecture, Interior Design, Brand Engagement



RESIDENCE



Located in the heart of Ulaanbaatar, this premium residence is the product of an inter-country: architecture services were provided by the Malaysia office while interior design was handled by the Singapore office.

The 15-storey apartment tower comprises 79 units in varying layouts, ranging from studio to three-bedroom units. Designed for SOHO living, the apartments are ideal for young families and urban professionals seeking a modern haven for relaxing and recharging. The interiors exude timeless style and elegance for deluxe living, elevated with modern amenities and private carpark facilities as perks. Residents are also able to enjoy panoramic views of the cityscape from the rooftop terrace.





Wuxi, China

Park Avenue Heights

Architecture, Landscape



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 inspired by the peacock - a symbol of charm and grandeur befitting the development's aura of luxury.





Photo CR: Keppel China

To complete the “living in the park” concept envisioned for the development, careful attention is given to the landscape design. This is based on the rhythmic repetition of geometric shapes with the aim of creating lush green spaces for a leisurely lifestyle. The contoured land adds dimension to the gardens 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, garden labyrinth, children’s sandbox and playground, as well as a walkway lined with greenery. A multi-generational activity area enables families to enjoy the outdoors together – parents and grandparents can 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 34,404 sqm of greenscape within the development. The main feature of this is a rain garden that captures rainwater for irrigation and allows for the strategic circulation of rainwater, facilitated using permeable materials for ground-level surfaces.





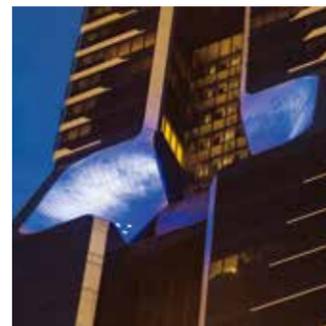
Singapore

The Scotts Tower

Architecture

World Prix d'Excellence Awards
Residential High Rise Category, Gold Winner 2020

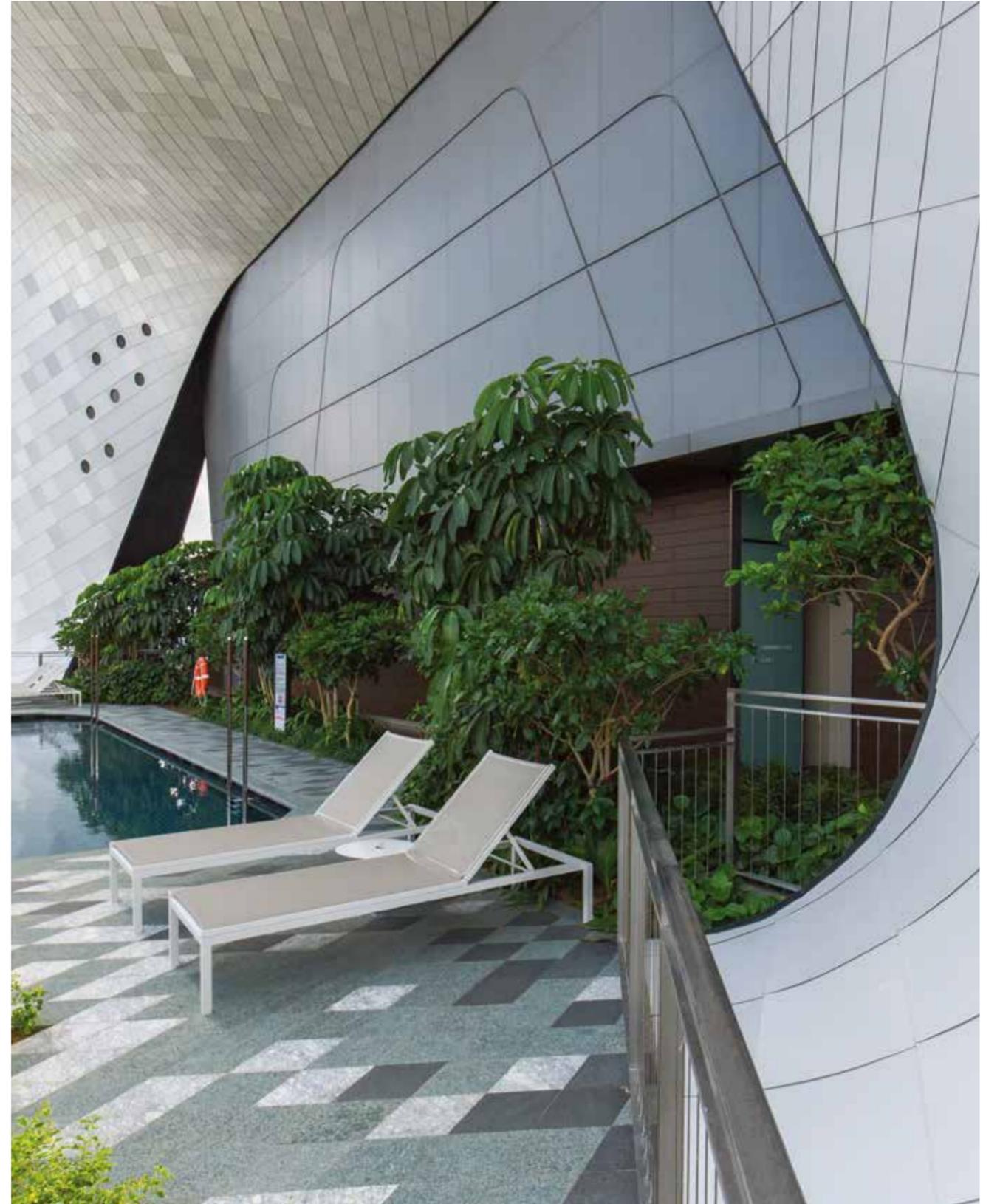
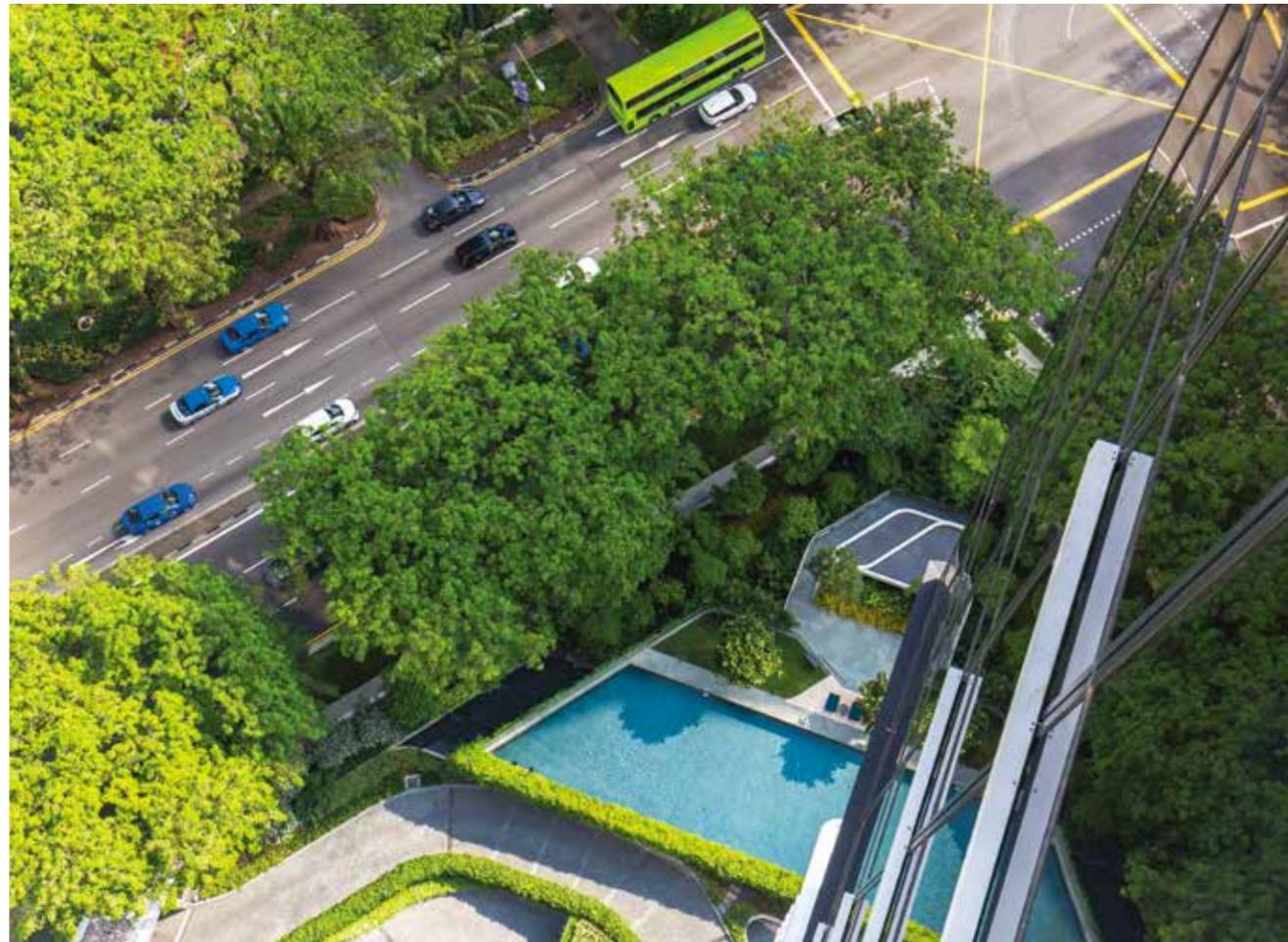
Singapore Good Design
Winner 2018



Designed as a collaboration between ONG&ONG and UNStudio, The Scotts Tower (TST) combines a contemporary “live, work, play” concept with spectacular views of the surrounding urban landscape. It is located at the intersection of Scotts Road and Cairnhill Road, sitting in close proximity to the Orchard Road shopping district, affording easy accessibility to nearby retail amenities. TST was envisioned as an exclusive vertical city, containing 231 residential units spread over 31 floors.



The residential units within TST were conceptualised with flexibility in mind, offering four different unit types – City Loft, City View, Park View and the Sky Park Penthouse – clustered at intervals throughout the building to cater to diverse lifestyle needs. The communal areas are designed to foster a sense of community among its residents, while recreational facilities are integrated seamlessly with tiered landscape features that gently rise from the ground-level deck to beguiling sky terraces on the second and 25th floors.





Singapore

Spottiswoode Suites

Architecture, Landscape

PropertyGuru Asia Property Awards (Singapore)
Best Luxury Condo Architectural Design, Winner 2017

FIABCI Singapore
Residential (High-rise), Winner 2018



The façade of this SOHO-style residential tower was designed to signify the city unfolding for its residents, who can enjoy scenic views of the city and the sea, ranging from Singapore's southern coast to the Central Business District (CBD) and Sentosa Island. Each unit is well planned to maximise space, accentuated by high ceilings and large windows that ensure generous natural lighting and ventilation, in addition to a north-south orientation for ample shade and minimal exposure to the tropical heat. The penthouse units are bi-level, double-volume spaces, each furnished with a balcony and private spa tub.

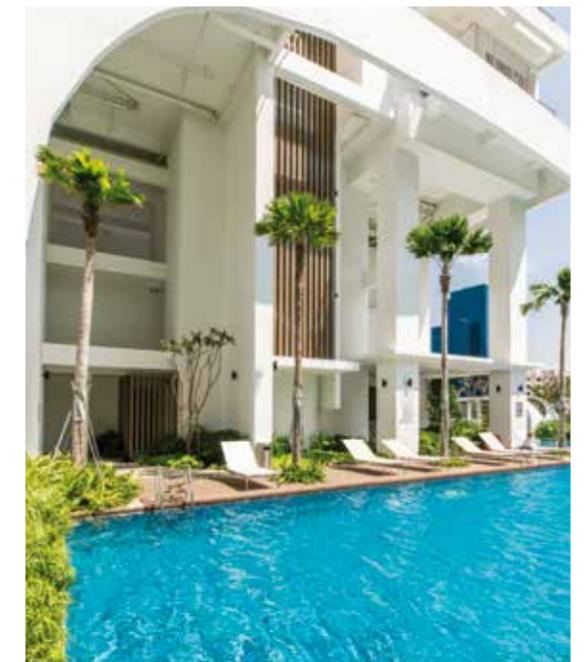




Five specific floors within the high-rise development are notable for accommodating top-tier facilities. Plaza 1 houses the brick-paved driveway that marks the entrance, a guard house and side gate, drop-off point, entrance foyer, lift lobby, tennis court and four levels of above-ground parking. Soiree 4 on level 4 contains a barbecue and event pavilion and a sunset lounge alongside restrooms, a lift lobby and multi-storey car park. Aqua 5 on level 5 is designed for relaxation, with water amenities such as a lap pool, sun deck, lounge, aqua cove and water massage alcove. Aqua 5 also houses spa pods, aqua reflexology paths, a meditation deck, children's water play area, a spice and herb sanctuary and children's adventure area. Wind down on Zen 14 (level 14) at four different Jacuzzis, each complemented by views of the city, garden or sunset.



This level also contains six pavilions – one each for reading, meditation, tea drinking, teppanyaki, shabu-shabu and yakiniku – as well as a sake lounge and bar. Juvenate 24 on level 24 is dedicated to wellness, with an exercise deck, thermal and chilled Jacuzzis, an aqua and indoor gym, relaxation pool, sunrise and sunset decks, wellness lounge, a Vichy Spa, steam capsule and more.





Singapore

The Creek @ Bukit

Architecture, Landscape



Conceptualised to achieve a balance between natural touches and the finest in modern condominium living, The Creek @ Bukit features a nature-inspired design that reflects the verdant greenery of the nearby nature reserve. Connected to the city centre and other business districts through major road and transport networks, the development is also conveniently surrounded by schools, hospitals and other essential facilities.

The property contains a cluster of stylish five-storey residential towers that house an eclectic collection of modern homes, ranging from SOHO-styled apartments to exclusive maisonettes and penthouse units, available in a variety of sizes and configurations to suit the needs and tastes of a diverse demographic.





The interiors are defined by glass, timber and natural stone, exuding a warm and classy aura. Each residential unit comes complete with an assortment of fixtures and fittings that cater to contemporary live-work-play ideals. Residents enjoy an abundance of natural air and light, as well as enchanting views of the lush green environments.

The Creek @ Bukit also offers an impressive array of amenities and facilities, including landscaped gardens, water walls and ponds, a 50m lap pool, a gymnasium and themed outdoor dining pavilions, geared towards immersing residents in the tranquility of nature.





Bangkok, Thailand

Park Origin Phayathai

Architecture

PropertyGuru Thailand Property Awards,

Best Luxury Condo Architectural Design (Bangkok) 2020

Best Luxury Condo Development (Bangkok),

Highly commended 2018

Best Condo Landscape Architectural Design (Bangkok),

Highly commended 2018

Inspired by the urban parks of Bangkok, Park Origin was conceptualised to deliver a green third space to its residents. Tucked away amidst the city's bustle, the development was envisioned as an urban haven, welcoming all into its embrace with its lush greenscape and tranquil atmosphere.

Predicated on a park-like experience replete with all of nature's pleasures and wellness benefits, the development's L-shaped plot was ideal for a tower and block hybrid. The massing tapers vertically, with terraces on selected floors, resembling a giant set of steps. These terraces are linked via staircases, encouraging social interaction among residents while creating an elevated, high-rise garden experience complemented by expansive views of the surroundings, treating residents to the ever-evolving sights of the urban landscape from the comforts of a modern sanctuary.

Common amenities within the residence include a park lawn, a children's playground and water features, in addition to a lap pool and gym for holistic well-being. The green spaces coalesce to form a generous strip of foliage, breaking the monotony of Bangkok's high-rises and accentuating the city skyline with the unique silhouette of a majestic green tower.





Ho Chi Minh City, Vietnam

Vista Verde

Architecture, Landscape, Interior Design

Asia Pacific Property Awards
Best Condominium Vietnam 2015



Vista Verde is strategically located in Thanh My Loi Ward, in the heart of District 2. The development sits a quick five-minute drive away from a number of amenities, including supermarkets, a hospital and an international school. A mere 10 minutes away from Districts 1 and 7, Vista Verde is highly accessible, boasting excellent connectivity to many of the city's major road networks via the Thu Thiem Tunnel, Thu Thiem Bridge, Saigon Bridge and Phu My Bridge.

As the name suggests – “verde” means green in Spanish – the development is characterised by an abundance of greenery and immaculate landscape design, enabling residents to enjoy a harmonious symphony of nature.



Residents are also presented with an impressive array of recreational facilities, such as fitness facilities and a gym, as well as a clubhouse with 360° panoramic views of the surrounding landscape. Other leisure options include a resort-style swimming pool, lounging islands, a jogging track and a tennis court. In addition, a shopping town situated on the ground floor provides residents with easy and convenient access to essentials and groceries.

Designed for modern city living, the residential units offer spacious, well-ventilated living and dining areas with quality finishes and come in various layouts, including special duplex units.





Ho Chi Minh City, Vietnam

The Tresor

Architecture, Landscape

Rising against the skyline of Ho Chi Minh City's District 4, The Tresor is located on Ben Van Don Street, overlooking the city's central business district with the famous Ben Thanh Market and Nha Rong Wharf in its vicinity. The dual officitel towers, spanning heights of 17 and 33 floors respectively, stand tall along the Ben Nghe Canal, a short distance away from several local landmarks, namely the Thu Thiem urban enclave and the District 4 Hospital.



The development encompasses commercial and office spaces as well as luxury apartment units that feature classy, elegant designs. Residents can take in sweeping views of the city and Saigon River from the landscaped garden and children's play area on the top floor, or indulge in leisurely pursuits at the swimming pool, gym or in-house café, among other shared facilities.



Alex Residences is a luxury condominium project located near Singapore's Central Business District. It towers 40 storeys and was designed to reflect a boutique hotel concept. It offers a communal sky terrace, a state-of-the-art gym and a swimming pool located on the 40th floor, a rare feature for a condominium in Singapore.

The lighting scheme for Alex Residences accentuates the height of the building, being one of the tallest in the area. This project's crowning glory is the sky terrace which is lit to highlight the sophisticated rooftop decor. This includes a massive mesh structure that has uplighted illumination, turning the building into a distinctive landmark for the district.

The exterior of the building employs lighting to call attention to the lush landscaping in and around the residence. This engages the viewer with a display of light and shadow in addition to a bold interplay of flora and fauna.

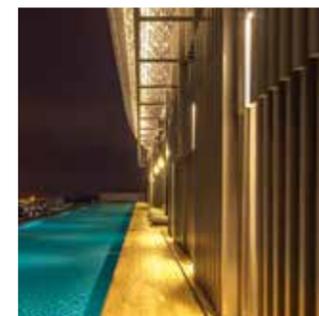
Within the interior, the lighting serves to create a safe and comfortable environment for all residents come nighttime.



Singapore

Alex Residences

Lighting

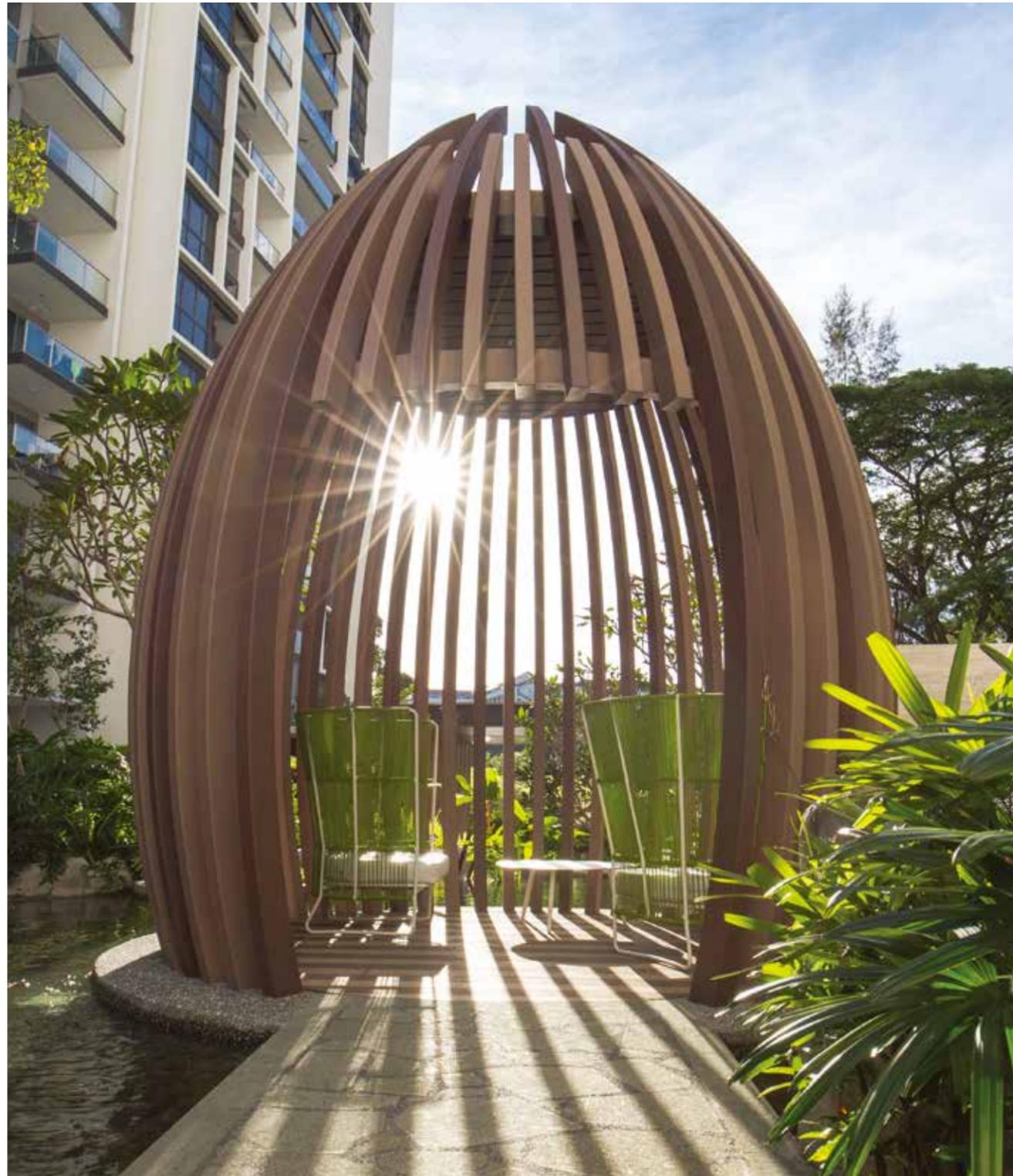




Singapore

Bartley Ridge

Landscape



Bartley Ridge aims to offer its residents a truly holistic lifestyle by seamlessly integrating the conveniences of urban living with resplendent elements of nature. Thus, this luxury condominium splices biophilic design into its contemporary architecture while the surrounding landscape is filled with lush greenery and invigorating pockets of water.

The site sits on sloped terrain, and the landscape designers turned this challenge to opportunity by creating unique spatial experiences within its topography. This begins right from the Porte-cochère entrance where residents first encounter a cascading water feature viewable from the sheltered foyer. Beyond this, glimpses of the cocoon-like pavilions entice the viewer, evoking curiosity.

The “e-Deck” runs throughout the residential blocks and has refreshing bodies of water interweaved into its design. These include swimming pools, splash pools, the hydrotherapy oasis, an Eco pond, bioswales and water features. Apart from its aesthetically pleasing nature, these pockets of water also help cool the surrounding environment to the benefit of all Bartley Ridge’s residents.

To take advantage of this cooling effect, other social facilities like the children’s playground, dining and BBQ lounge pavilions, clubhouse, meditation pods, putting green, tennis and half basketball courts are all situated adjacent to the water bodies. Lush themed gardens are interspersed among all common areas of the condominium, and there’s even a community garden for residents who desire to have a go at some recreational farming.

With these distinctive landscape elements, the park-like setting of Bartley Ridge mitigates the fact that the development sits next to a busy road and offers a peaceful and calming ambience to all who enter.





Singapore

8 St Thomas

Landscape, M&E Engineering



Entering the 'water court' is like stepping into a valley resplendent with water cascading from the hillside into a series of recreational lagoons. The amenities within the Water Court include an impressive pool network comprising pools of different elevations and sizes, yet designed to appear as a single cohesive water body. The series of pools include a 40-metre lap pool and a lounge pool with a continental deck for sun tanning and a family-sized hot tub. The children's pool, located next to the clubhouse, forms a separate lagoon integrated with water playground equipment to encourage activity. Among the sports facilities on offer are tennis courts, fitness stations and a looped footpath on the roof terrace that serves as a jogging track.

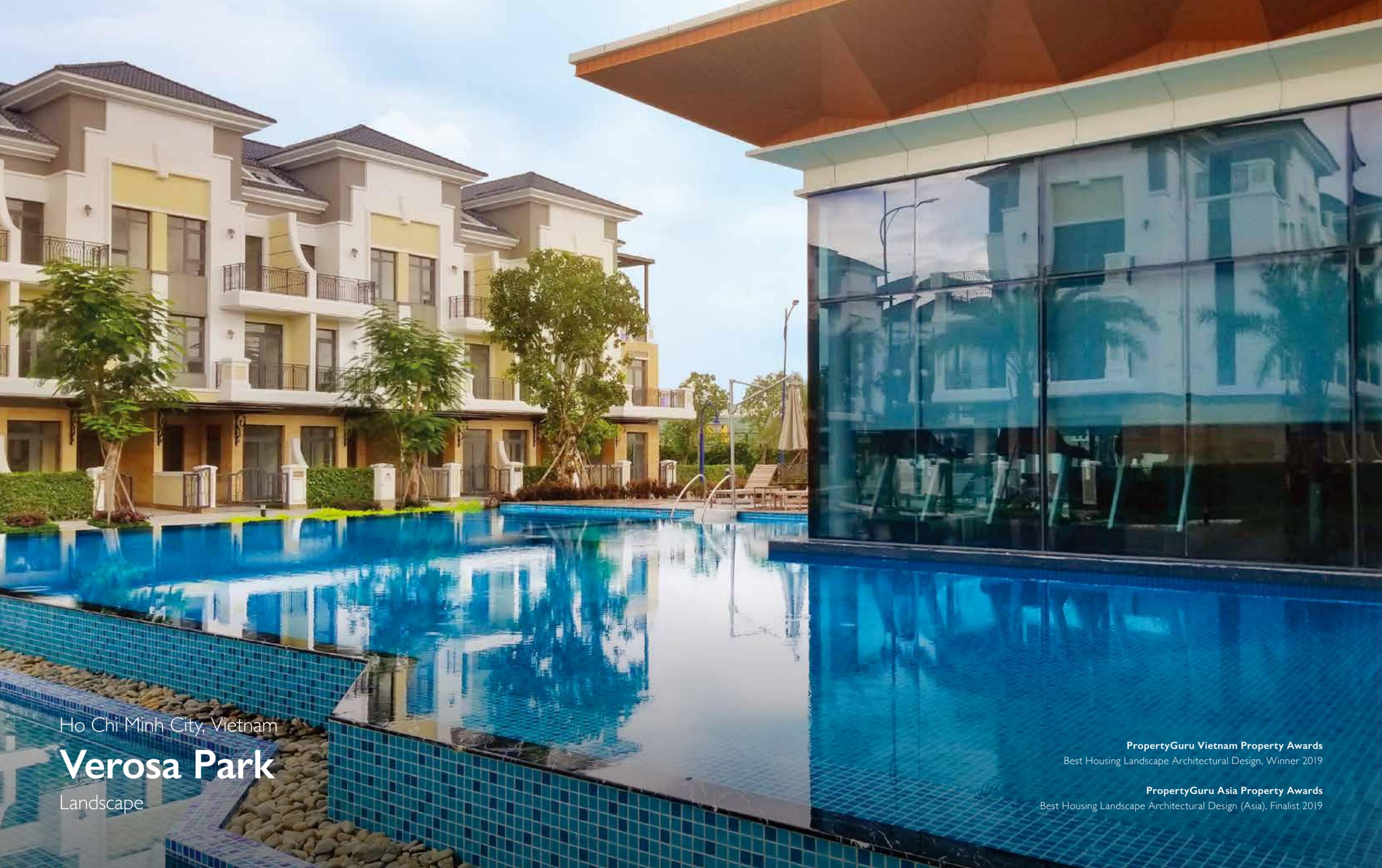
Elevated sky garden terraces are interspersed with the building façade at different levels to optimise the biophilic approach of the landscape design, besides functioning as additional communal courtyards accessible to all residents. These sky gardens allow residents to enjoy a panoramic view of the city, surrounded by greenery.

Located on a knoll off River Valley Road, near the Singapore River, is 8 St Thomas. The development embodies a balance between nature and urbanity by combining the building massing, water features and verdure. Designed by DP Architects as an uber-condominium, the architecture was inspired by the works of the renowned Dutch artist Piet Mondrian, whose principles of Neoplasticism sought to help humanity achieve perfection and anthroposophy.



These principles inspired the biophilic concept for the landscape, utilising natural features to improve the overall well-being of the residents. The development is ensconced within a perimeter of vertical strata wall that mimics a canyon, only opening up at the entrance driveway to a drop-off roundabout that is accentuated by a modernist metal sculpture against a backdrop formed by a grand curved green wall spanning a length of about 50m. An entrance opening within this green wall leads to a foyer that screens off the 'water court' beyond the drop off.





Ho Chi Minh City, Vietnam

Verosa Park

Landscape

PropertyGuru Vietnam Property Awards
Best Housing Landscape Architectural Design, Winner 2019

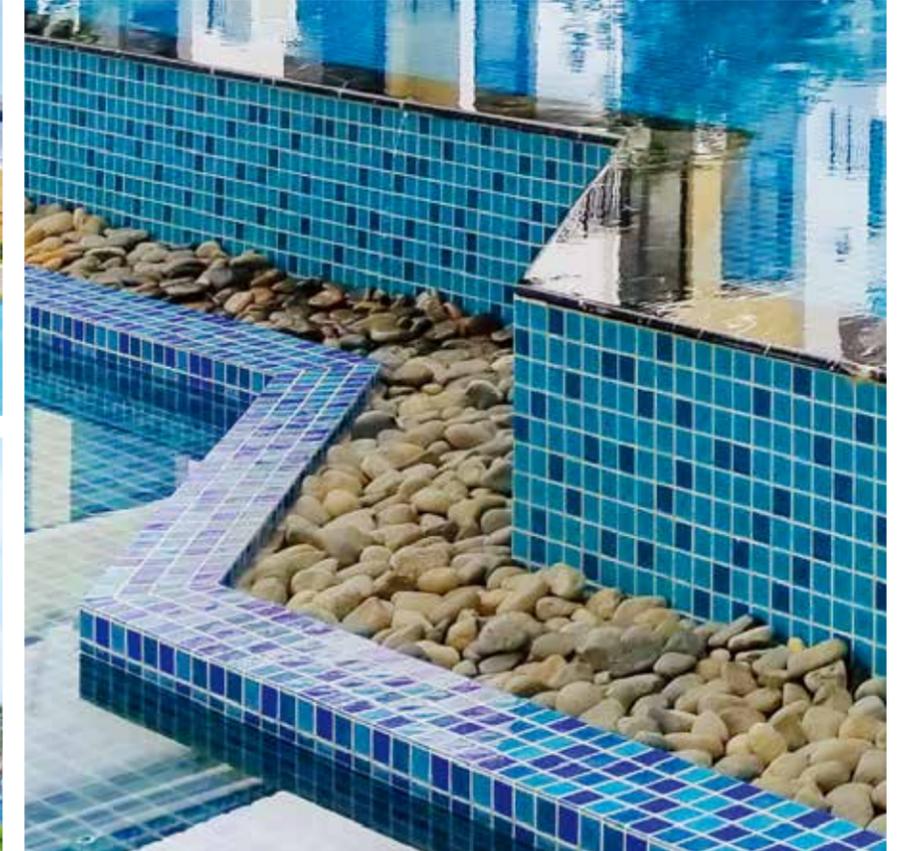
PropertyGuru Asia Property Awards
Best Housing Landscape Architectural Design (Asia), Finalist 2019



The landscape designers for this residential complex drew inspiration from Disney's 2016 3D computer-animated film, Moana, to create a Polynesian paradise by combining various elements of nature, such as lush greenery, palm trees, white sands and azure blue waters.

The development surrounds a lagoon, a focal point and principal water feature, which boasts exotic white sand atolls and verdant plant life. The design concept revolved around creating a beautiful space for residents to come together and experience the splendour of nature while fostering meaningful relationships. A children's playground was also incorporated into a garden near the lake.

To further enhance the feel of an island utopia, numerous species of flowers were planted to attract birds and other small wildlife species.



Jamila is a residential development located in District 9 of Ho Chi Minh City. The landscape designers envisioned a serene space with an alluring charm that inspires happiness for each of its residents. Combining the gentle flow of water with the relaxing sway of palm trees and lush foliage, Jamila is the epitome of resort-style living.

The landscape focuses attention on the azure blue swimming pool that sits in the centre of the residential blocks. Complementing the gentle curve of the pool and the tropical mosaic design underneath, the designers chose large palm trees and hedges to achieve the vision of an evergreen oasis. Since its completion in 2019, feedback from the residents attest to how much they enjoy this landscape both poolside and from their respective units.

In addition to the pool, Jamila also features a variety of recreational spaces including a gym and tennis court to encourage families to connect and spend time together.



Ho Chi Minh City, Vietnam

Jamila

Landscape





Singapore

Le Quest

Interior Design, M&E Engineering

This mixed-use development in the Bukit Batok heartlands is designed by ADDP Architects and consists of five 12-storey residential blocks totalling 516 units, in addition to an integrated shopping mall. Notably, Le Quest is one of Singapore's pioneer projects to adopt Prefabricated Prefinished Volumetric Construction, or PPVC. The concrete PPVC modules were manufactured off-site with prefinished fitouts and MEP services, while the assembly of individual modules and final connections of MEP systems were implemented at the main development site. This greatly enhanced construction productivity with reduced manpower, besides minimising construction waste on-site.



The interiors were designed with a contemporary yet timeless outlook, deriving inspiration from its verdant surroundings to conjure a curated palette of earthy tones and natural finishes. This is evident in the material selection of marble and timber surfaces, subtly incorporating elements of nature into the interior spaces while creating an ambience of sleek sophistication. Natural lighting is optimised to complement the calm and serene atmosphere. The residential units were built to suit the demands of modern urban living, with versatile spaces and layouts that maximise functionality. All in all, the design elements melded together harmoniously to offer immaculate living spaces that encompass comfort, elegance and luxury.



True to its name, this residential development, designed by ADDP Architects, is the epitome of stylish seaside living. 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 units and 2 shop units, are orientated to give panoramic views of the sea. The units are characterised by spacious interiors and flexible configurations that offer comprehensive functionality without compromising on aesthetics. Prospective owners can choose between seven unique living space concepts, namely Suites, Viva, Trio, Vantage, Vista, Privé and Penthouse, each one 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 a pirate ship-themed playground, 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.

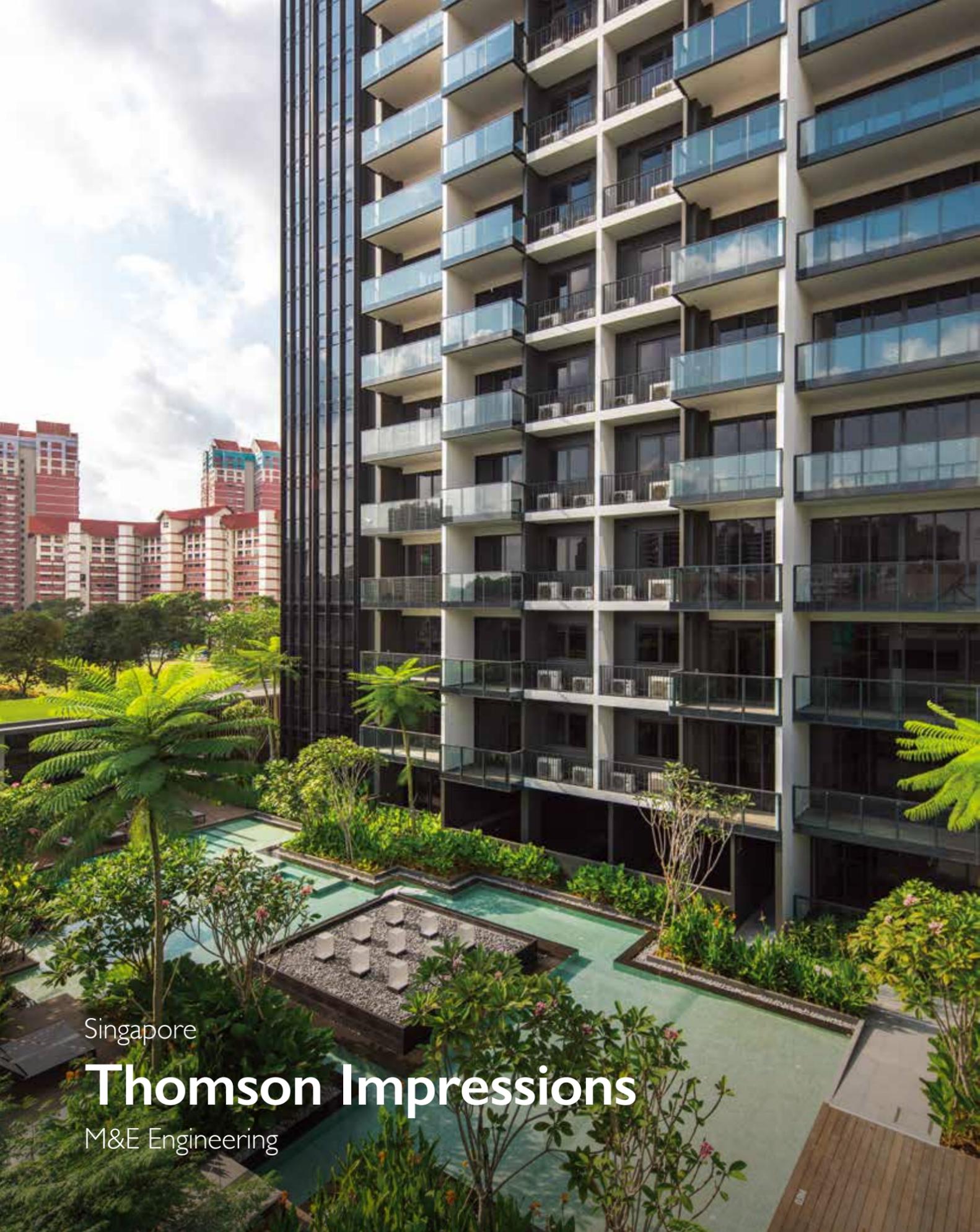


Singapore

Seaside Residences

M&E Engineering





Located in a tranquil part of the Thomson precinct, this residential development was designed by ADDP Architects and comprises of two 19-storey towers containing 288 units. The provision of M&E engineering services ensured that the residential units are equipped with the necessary fittings and fixtures across various layout types.

Residents of Thomson Impressions enjoy an extensive range of facilities, including a clubhouse, gym, tennis court, pools, and a BBQ area, allowing for recreation and relaxation amidst lush greenery. Several schools and leisure facilities, such as Singapore Island Country Club and Thomson Plaza, are located in the vicinity of the residential estate for the convenience of residents.

Singapore

Thomson Impressions

M&E Engineering





Singapore
Lake Grande

M&E Engineering

A residential development designed by ADDP Architects, Lake Grande is located in the Jurong Lakeside area and features four 17-storey apartment blocks totalling 710 units. The units come in various configurations, ranging from one-bedroom studios to larger four- and five-bedroom apartments.

By adopting Prefabricated Prefinished Volumetric Construction (PPVC) methodology, the development's concrete PPVC modules were manufactured off-site with prefinished fit-outs and Mechanical, Electrical and Plumbing (MEP) services. The assembly of individual modules and final connections of MEP services were carried out at the main development site. These innovative construction methods greatly enhanced construction productivity with reduced manpower and minimised construction waste on site. All quality control processes were completed in the PPVC factory prior to module delivery to the construction site, ensuring improved efficiency.



Singapore

Lakeville

M&E Engineering



Designed by Architects 6I, Lakeville is a lavish 99-year leasehold condominium development located at Jurong West Street 41. Together with the Jurong Gateway precinct, it forms a part of the upcoming Jurong Lake District. The complex is located within walking distance of Lakeside MRT and counts the Canadian International School, Rulang Primary School and tertiary institutions in its vicinity.

Working closely with the developers—MCL Land—Rankine&Hill was responsible for the Mechanical & Electrical (M&E) Engineering works for the project. This includes all the necessary works for the six residential blocks, 3 shop units, basement carpark, swimming pool and communal facilities.

The project sits beside the well-known Jurong Lake Garden, and the blocks within Lakeville also surround a large body of water including a 50m lap pool, splash pool, aqua gym and various other water features.

Upon completion, the project was recognised with merit in the 'Residential Buildings - \$1,800 / m² and above category' at the BCA Construction Excellence Award in 2019.

This exclusive condominium designed by Consortium I68 Architects comprises nine 15-storey blocks of residential units, totalling 531 units in three- to five-bedroom layouts. Each floor contains no more than four units to ensure optimal privacy and exclusivity, allowing for a comfortable distance between homes. Careful planning and engineering expertise were deployed to provide space-saving solutions for the residences, while sliding and folding screens were installed to enable natural ventilation at the balconies.

Moreover, the homes are integrated with cutting-edge smart home technology, enabling household appliances to be managed from an app for seamless convenience. As a fitting reflection of the development's name, a hundred royal palms line the development, giving an air of soaring grandeur, coupled with water cascades, green roofs and an environmental deck that enhances the resort living ambience.

Singapore

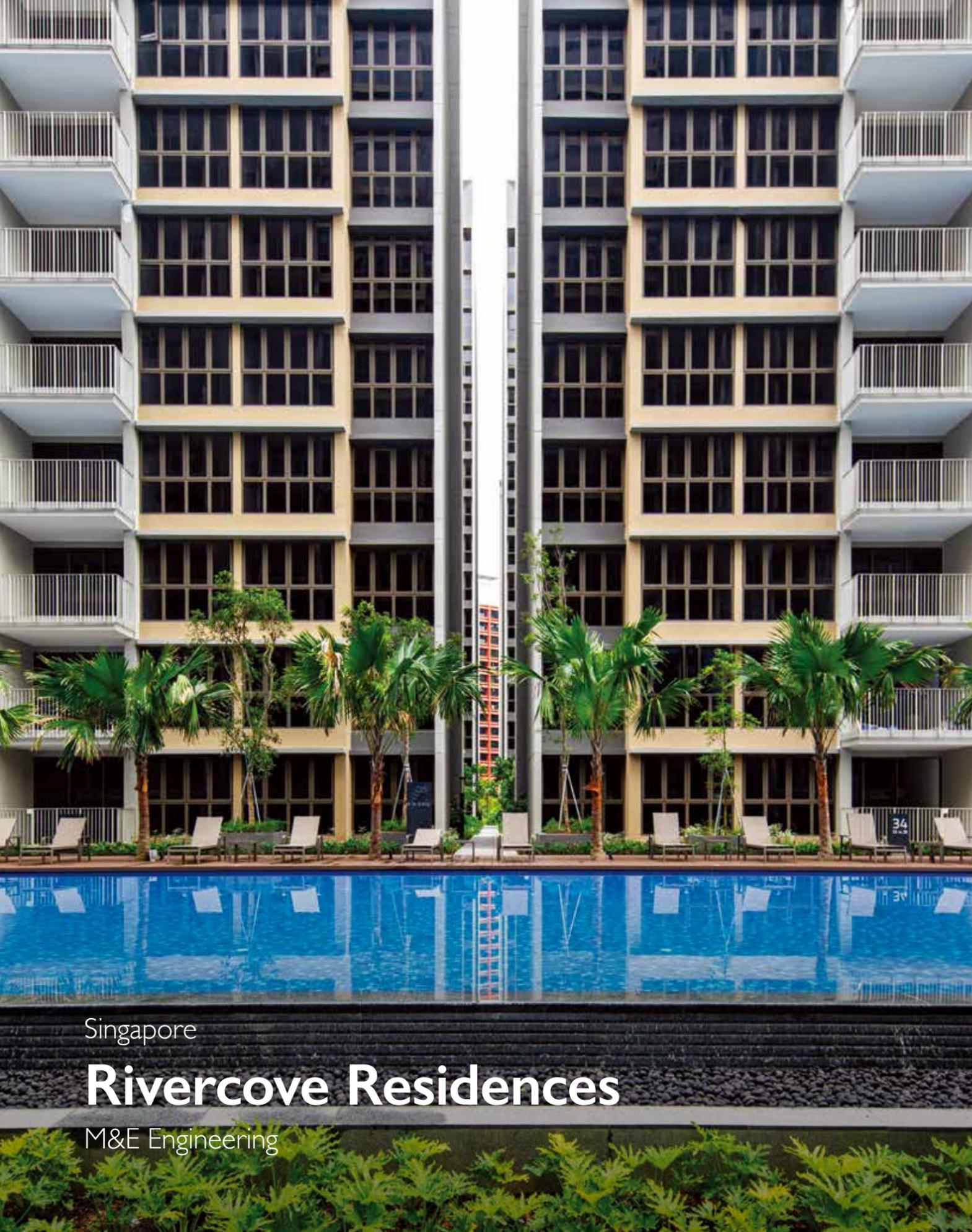
Hundred Palms

M&E Engineering



Surrounded by nature and modern conveniences, Rivercove Residences, designed by Consortium I68 Architects, is set to be the ideal home for urban dwellers looking for a tranquil living environment coupled with ample amenities and accessibility. Located in the mature Sengkang estate along the bank of Sungei Punggol, this 16-storey Executive Condominium offers lush landscapes and scenic riverside views – all a stone's throw away from nearby shopping malls, recreational venues, MRT stations and educational institutions.

The 628 smart home-ready residential units come in varying configurations and sizes to cater to the needs of various demographics: the three-bedroom compact units for couples and smaller families are designed to maximise space usage – some are even equipped with a front-facing kitchen that opens into the balcony – while the four- and five-bedroom units are built with larger multi-generational families in mind. Communal facilities are aplenty, including a 50-metre lap pool, a children's pool, gym, multipurpose sports court, clubhouse, children's playground and outdoor BBQ pits, to complete the waterfront living experience.



Singapore

Rivercove Residences

M&E Engineering



This residential development designed by ID Architects is located at the heart of the Kallang Waterfront enclave and resembles a tropical oasis encompassing a total of 212 luxurious residential units and 7 commercial units. Set in a tranquil environment, the homely units are designed to ensure privacy while presenting picturesque waterfront views.

Built to exacting precision with C&S engineering expertise, the residential units come in an assortment of layout types, from one- and two-bedroom units to three-bedroom dual-key units and penthouses. For recreation, residents can revel in the array of communal facilities available within the development, such as a children's playground, a pool, an open deck and an activity area, catering to all in the family.

Singapore

Kallang Riverside

C&S Engineering



A photograph of a modern residential building at dusk. The building features a prominent sign on a wall with a geometric, diamond-patterned facade. The sign reads "SOUTHERN MARINA" in large, illuminated, gold-colored letters, with "RESIDENCES" in smaller letters below it. The building's balconies and interior lights are glowing, and the sky is a mix of blue and orange. In the foreground, there is a well-maintained lawn and a paved walkway. Other high-rise buildings are visible in the background.

SOUTHERN
MARINA

RESIDENCES

Johor, Malaysia

Southern Marina

Environmental Wayfinding



Southern Marina Residences sits in a strategic location in Johor Bahru, Malaysia, overlooking the Johor Strait and Singapore beyond. This luxury high-rise residential development is close to the sea and needed a wayfinding strategy that fitted with its nautical theme while intuitively guiding the residents around the development's amenities.

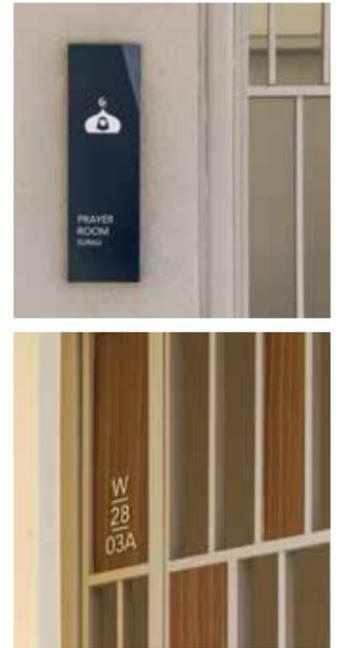
Furthermore, Southern Marina Residences is part of the larger Southern Marina Integrated Development that will include offices, retail units, a hotel and an international convention centre and its wayfinding system would have to be a part of this bigger narrative.



Photo CR: PPB Group

As the condominium is surrounded by three marinas—Private Marina, Puteri Harbour's Mega-Yacht Marina and the Public Marina, the design of the wayfinding and signage includes the use of triangles to represent the multitude of sails that can be seen on yachts surrounding the property.

The wayfinding signage also had to feature 13 distinct amenities, including a basketball court, tennis court, children's pool, 50m lap pool, jacuzzi, gymnasium, wellness and fitness gazebos, leisure pavilions and more within the extensive compound.





Jason & Mona

Building a family means shifting priorities. The availability of renowned schools and community amenities rank higher on Mona and Jason's list of 'wants'. And for that, high-density domiciles are more often than not the perfect choice.



**Jason and Mona's
Best in Class Picks**

Whampoa Dew

Ghim Moh Edge

Toa Payoh Apex

West Rock @ Bukit Batok

Sembawang Sunbreeze

Clementi Gateway

Matilda Portico



high-density domicile

COMMUNAL LIVING ACROSS ASIA THEN AND NOW

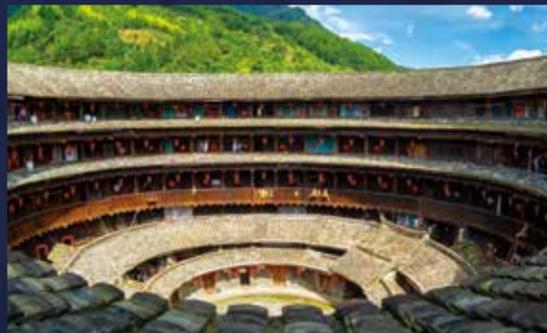
Communal living manifests in many forms across different locales, yet this experience is universal in its spirit of mutual support and communion – individuals and families from various backgrounds navigate shared spaces while preserving their own privacy, attempting to cultivate a sense of belonging to a collective neighbourhood.

In communal living settings, the spaces we call home serve more than the basic purpose of shielding us from the elements, functioning as holistic living environments that encompass lifestyle and leisure.

Building communities from the ground up

Before the rise of high-density residential developments, the pragmatic architecture of traditional dwellings in Asian countries embodied a quaint, modest charm and reflected an emphasis on functionality over aesthetics.

In Beijing, hutong homes have been a central feature of the city for centuries. A hutong is formally defined as a narrow alleyway that connects a cluster of courtyards – known as siheyuan (四合院) – each often housing a single family. Now, the term hutong (胡同) is more loosely used to refer to the alleys and the surrounding buildings. Typically, hutong houses are single-storey dwellings covered by elaborately tiled roofs and fronted by a patio; some even have a rooftop terrace. Imposing wooden doors mark the threshold of each household and reinforce privacy, but the shared courtyards provide hutong inhabitants with a communal space for casual conversations. Another great example of this is the Hakka walled villages (土楼), built by the Hakka people in the southern part of China between the 12th and 20th centuries. Its design takes the siheyuan concept and improves upon it, resulting in a round configuration that makes it easily defensible.



China

These communal homes are usually three to five storeys high. To keep intruders at bay, the ground floor had no outward facing windows and a single entrance and exit into the inner compound. The march of modernisation and rapid economic development have relegated most of these traditional courtyard neighbourhoods to the fringes of China's bustling capital city, sidelined by newer high-rise residential buildings and commercial complexes. However, the concept of these courtyards as shared communal spaces has endured, and most modern high-rise residential domiciles still incorporate such a feature into their designs.

Hanoi's old-school shophouses are seemingly a more rustic iteration of modern-day mixed-use developments. A practical combination of living and retail spaces, these terraced, multi-storey structures have weathered Vietnam's French occupation era, yet their existence is now threatened by a modernising economy. Known locally as nhà ống (tube houses), these vertically elongated buildings house multi-generational families – or even unrelated households – and define Hanoi's Old Quarter community that is characterised by the village trade culture. Locals trading an assortment of wares initially built market stalls and retail shops along the streets, but the colonial French authorities removed the retail shops, compelling the traders to redesign buildings with storefronts and living quarters above or at the rear, resembling the shophouses found in rural French towns.

In recent years, more sophisticated versions of the nhà ống are appearing in Vietnam's thoroughfares, with sleek exteriors and modern furnishings. Some of the older shophouses have also been given a new lease of life, repurposed or regenerated into contemporary commercial spaces for small businesses such as cafés.



Vietnam

Poised for progress

Over the decades, a burgeoning population and intensifying urbanisation have catalysed the advent of high-density accommodation. In the early days, these types of domiciles were based purely on necessity. In Singapore, public housing was introduced by the Housing & Development Board (HDB) as spartan, low-cost options to solve the burgeoning housing shortage problem and to convince the populace to move away from rickety village dwellings.



Singapore

Another good example is the emergence of danchi—a form of mass-housing—in Japan during the 1950s. These were created to address the increasing demand for housing due to the baby boom phenomenon post World War II and Japan's growth in the industrial sector.

Despite the gradual loss of some built heritage to make way for accelerating development, newer residential options have emerged to take their place and provide communities with more than a roof over their heads. Modern HDB housing estates are ubiquitous in contemporary Singapore – towering residential blocks with dozens of storeys equipped with modern fittings and facilities, a stark contrast to the low-rise, utilitarian flats from before. The housing units are inhabited by individuals and families from all walks of life, and feature communal spaces such as void decks and ground-level eateries that promote social interaction and bonding among the neighbours.

In other Asian cities, apartments and condominiums occupy the urban landscape, offering city dwellers living spaces that ensure sufficient privacy, yet at the same time allow for communal activities and social interactions at common areas surrounded by a comprehensive range of facilities. Meanwhile, the mixed-use developments of present merge lifestyle and commerce, retaining the perks of high-rise communal living while granting occupants access to an even wider array of modern conveniences with an additional retail component.



Singapore

Whampoa Dew

Architecture, C&S Engineering, M&E Engineering



Located along Lorong Limau, Whampoa Dew consists of 405 units of studio apartments and four-room standard flats. Shades of turquoise adorn the building façade in an alternating pattern reminiscent of flowing water – a design feature inspired by the nearby river, Sungei Whampoa.





Careful planning ensured that the development is conveniently connected to the adjacent housing estates and amenities, including commercial complexes and transport facilities. Navigation around the site is made easy with accessible walkways that are integrated into the surrounding landscape, which is interspersed with various recreational facilities such as a children's playground, seating areas, trellises and pergolas, creating a lively and vibrant communal space.





Singapore

Ghim Moh Edge

Architecture, C&S Engineering, M&E Engineering



Ghim Moh Edge is situated within a green park area in Queenstown, with outdoor communal amenities such as a children's playground, fitness stations, pavilions and resting shelters interspersed between the residential blocks. Exercise and wellness facilities that cater to elderly residents are also included to engage the seniors and promote community integration.

The layout of the housing estate is modelled to take advantage of the service roads of Ghim Moh Valley to facilitate access, reducing the need for additional vehicular roads, which translates into more usable space for the estate. To harmonise with the Ghim Moh constituency, the colour yellow, used in Ghim Moh Valley and other buildings within the precinct, is applied to the public linkways leading into the estate.



Lush greenery surrounds each block, creating a calming and homely environment. A community garden is located on the rooftop level of the estate's multi-storey car park block, providing residents with a plot of land for the small-scale cultivation of vegetables, herbs or spices, besides serving as an avenue for bonding among residents while enjoying the fruits of their labour.





Singapore

Toa Payoh Apex

Architecture, Landscape, C&S Engineering, M&E Engineering



Toa Payoh Apex is a development that brings contemporary design ideologies, including eco-friendly features and green-living elements, to a matured township. Nestled in the heart of Toa Payoh, the project was a result of the Singapore government's Selective En bloc Redevelopment Scheme (SERS) that aims to refresh older housing estates.

As this project represents a new addition to an existing community, the design of Toa Payoh Apex took inspiration from a local landmark—the Dragon Playground. The façade of this HDB project borrows heavily from the Dragon motif, weaving mosaic patterns and warm colour tones into its wall panels. The windows resemble the Dragon's scales and the facades even feature elaborate lattice structures at the roof levels crowning each block, depicting the Dragon flying up into the sky.



A total of 557 units were split into 4 blocks with 36 storeys each, and this is linked by a multi-storey carpark, connected by covered walkways. The project was designed with several eco-friendly features including separate chutes for recyclables, motion-controlled lighting sensors at common staircases, and regenerative lifts to reduce unnecessary energy consumption.

As Toa Payoh Apex is situated in a well-established housing estate, the communal areas were designed as a series of interactive spaces that cater to young children as well as the elderly. The cluster of facilities within the complex offer playgrounds for toddlers and are also interspersed with senior-friendly fitness equipment which encourages community growth and family bonding. Handrails and ramps are generously included throughout Toa Payoh Apex, further enabling ageing in place.

Lush greenery features extensively throughout the landscape of Toa Payoh Apex including interstitial spaces of regulated row plantings, together with geometric-shaped turfing and trees which enhance the urban theme of the precinct. Mature trees were also preserved within the development, and in combination with existing raintrees, offer a new softscape presenting a warm, green setting for the project in contrast with the majestic height of the residential blocks. The rooftop of the multi-storey carpark has also been designated as a garden for residents to enjoy a peaceful stroll.





Singapore

West Rock @ Bukit Batok

Architecture, Landscape, C&S Engineering, M&E Engineering



West Rock @ Bukit Batok comprises four residential blocks with a unique landscaped central spine, connecting to an adjacent park with a wide range of multi-generational amenities. The blocks also link seamlessly to an elder care home across the park. Once a hilly landscape, Bukit Batok West re-establishes the link between nature and living, creating a sense of belonging and exclusivity of a community.

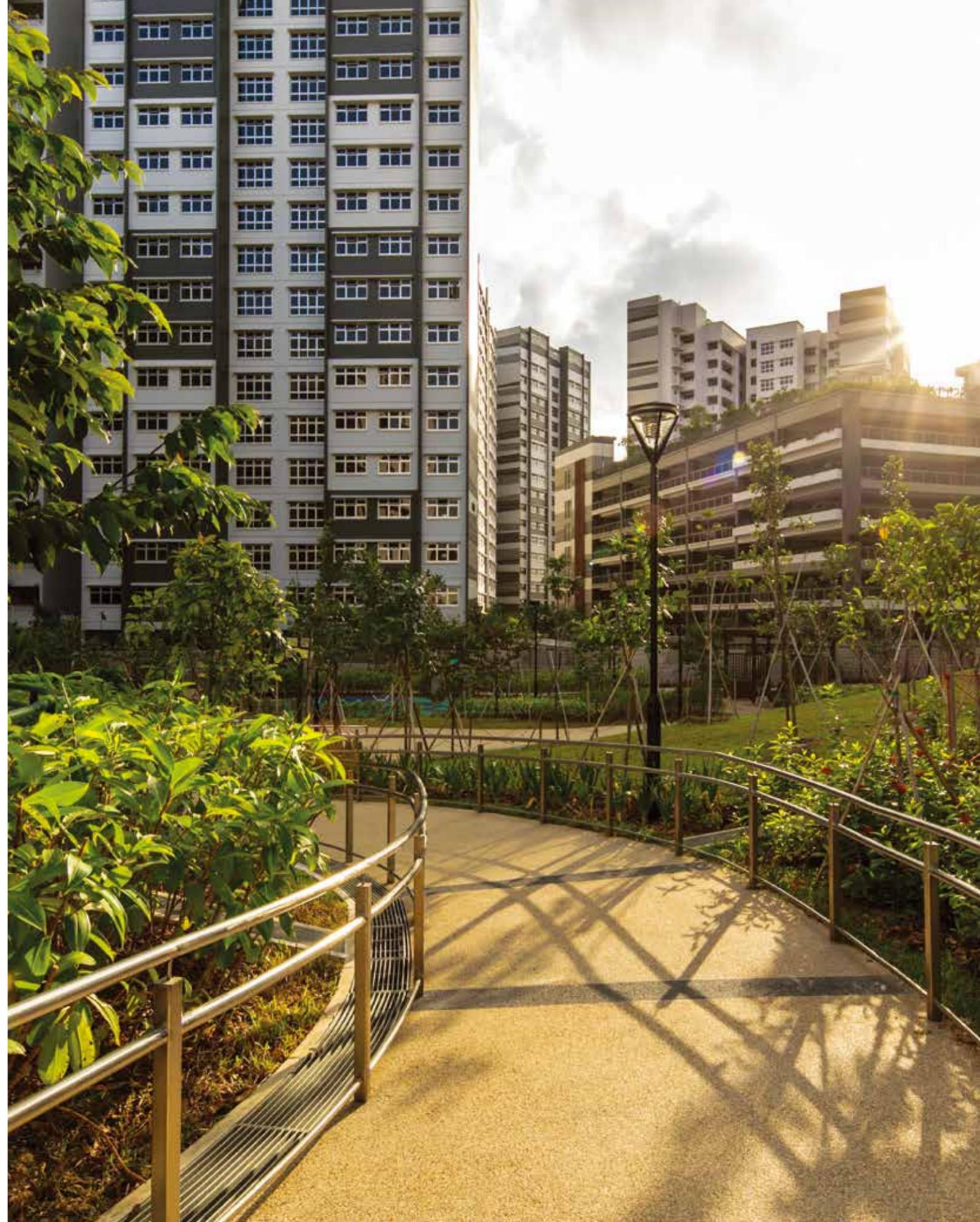


Its unique facade, colour scheme and stepped terraces were inspired by the natural hilly formations of Bukit Batok. Lush creepers soften the multi-storey car park, which hosts a rooftop garden. The common green areas are populated with various facilities, pergolas and trellises for climbing shrubs.





Recyclable materials were used throughout the development, such as precast concrete kerbs and wheel stoppers, as well as recycled rubber for the surface of the playgrounds and recycled timber decking. The inclusion of these green offerings showcases to environmental-friendliness.





Singapore

Sembawang Sunbreeze

Architecture, C&S Engineering, M&E Engineering

Identifiable by bright sea-blue strips running vertically down the façade, this HDB development is located along Sembawang Crescent and comprises seven residential blocks ranging from five to 16 storeys in height. Daily conveniences are within easy reach, as retail and dining options are integrated into the development.



Residents of the estate can enjoy a variety of recreational activities, such as tending to plants in the community garden, exercising at the adult and elderly fitness stations, or socialising with neighbours at the precinct pavilions, resting shelters and pergolas situated within the development's green spaces. Alternatively, they can seek some quiet respite at the rooftop garden above the multi-storey car park, while the young ones indulge in carefree fun at the children's playground.





Singapore

Clementi Gateway

Architecture, C&S Engineering, M&E Engineering

Bounded by Commonwealth Avenue West and Clementi Avenue 6, Clementi Gateway comprises two 38-storey residential towers, located at the north and south points of the site respectively to create a central open space for a multitude of activities. The development's name reflects its landmark location as the gateway to the Clementi township, surrounded by myriad amenities such as shopping malls, retail outlets, eateries and schools.





The residential blocks are orientated to maximise north- and south-facing views and facilitate natural ventilation. The units are zoned according to function: wet service areas, including the kitchen, toilets and service balcony, are grouped together in an organised configuration, while the living and dining areas occupy the peripheral spaces. The bedrooms are located along the perimeter facing outwards for the best views. Designed as end units, the resulting layout entails compact, flexible and functional spaces with enhanced privacy for residents.

Each residential block is adorned with a vertical fin-like roof feature and an earthy colour scheme on its façade, giving the buildings a distinctive exterior profile. Landscaped decks on the third storey of the communal facilities block and the rooftop level of the multi-storey car park are dotted with resting shelters, seating areas and pergolas, in addition to a community garden. Furthermore, a precinct pavilion offers a welcoming space for residents to interact with one another. A central green area, enclosed between the residential blocks, hosts a handful of facilities including a children's playground and an elderly fitness corner.





Singapore

Matilda Portico

Architecture, C&S Engineering, M&E Engineering

BLK 217A 217B
BLK 217C 217D
BLK 218 219

This HDB development, bounded by Punggol Field and Punggol Way, comprises 470 units of four- and five-room standard flats across one 16-storey and three 17-storey residential blocks. The housing blocks are arranged to conform to the site configuration so as to optimise land usage in the precinct, besides making room for green spaces and garden settings to accommodate various communal activities.

The residential units are designed with optimal functionality and privacy in mind, utilising the concept of flexible layouts to cater to the varying lifestyle needs of diverse individuals and families. Additionally, the integration of a dry kitchen within the units allows for adaptable interior permutations – apart from serving as an extension of the kitchen and dining area, the space also doubles as a social hub for entertaining guests. Other possibilities include converting the space into a home office workstation or a cosy relaxation corner, enabling spatial customisation for an ideal home.





Projecting vertical fins are incorporated into the façade to accentuate the building proportions and break the monotony of the linear form. To reinforce identification with the surrounding Matilda district, the external wall surfaces of the development's rooftop level are embellished with a lattice element, borrowed from the architecture of a local landmark – the neighbouring Matilda House. The lattice pattern is repeated in the design of the drop-off porches and precinct pavilions to enhance thematic coherence.

The development also brings its residents closer to nature, with landscaped lawns and gardens in addition to the My Waterway @ Punggol and the Punggol Park Connector in its proximity. A Green Court positioned near the entrance to the estate, is lined with trees and shrubs to create a welcoming green turf. With an abundance of green spaces, the residents of Matilda Portico are offered ample avenues for family and community bonding, as well as a serene respite from the daily hustle and bustle.





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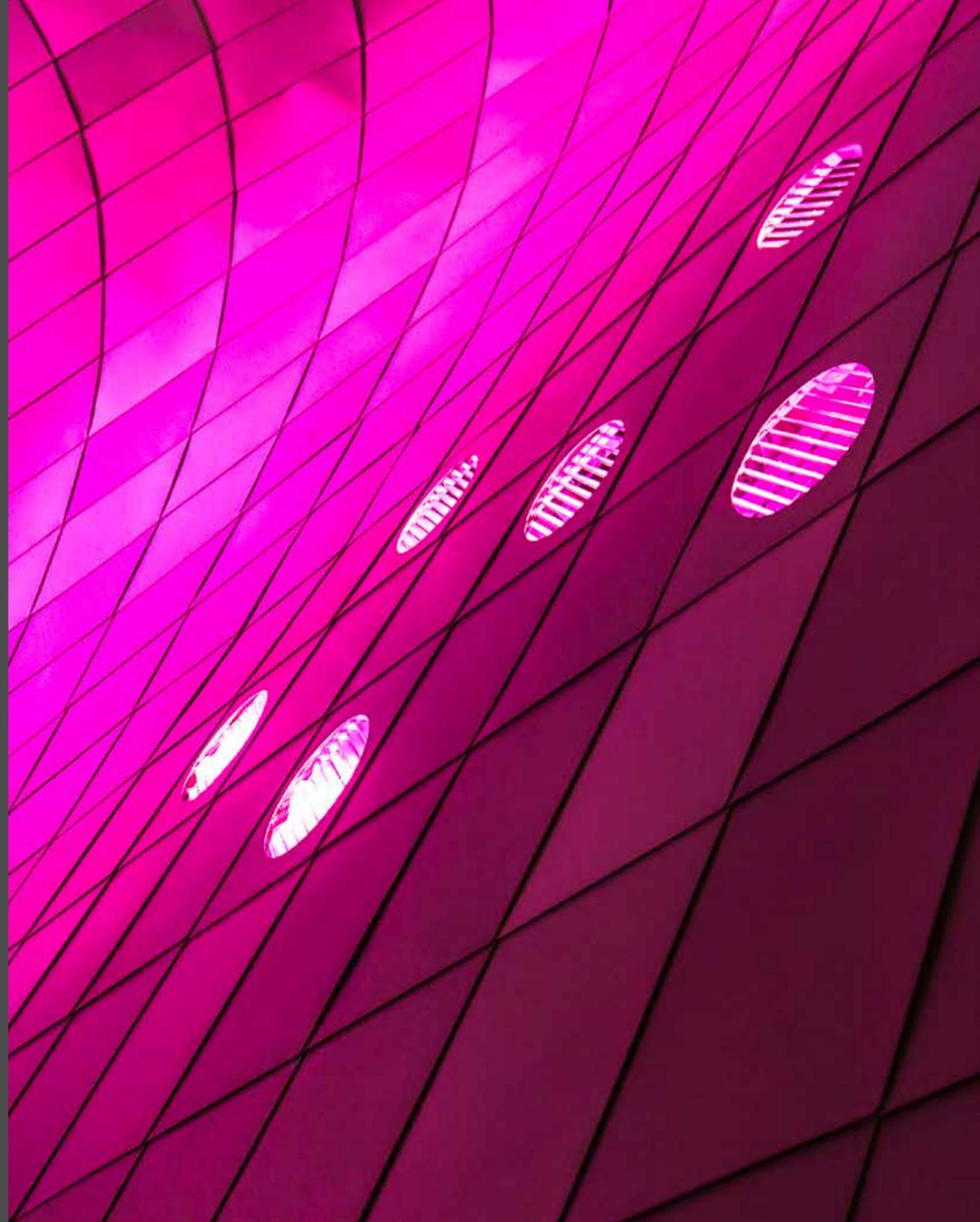
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