360 NEWS

Our Latest Work
The Home In Focus
Vietnam on the Move
Our Specialist Studios

PERUBAHAN ADALAH SATU-SATUNYA HAL YANG ABADI

EXPERIENCE BEYOND
As much as we cherished the cosy confines of our former office, there comes a point where revitalising our surroundings becomes inevitable. Reinvention is a proven method to success and our reimagined flagship office in Singapore is very much a reflection of that idea. Aimed to cultivate creativity and mobility with a focus on lifestyle, our directors from across Asia experienced the refreshing and contemporary open workspace for themselves during the Mid-Year Review.

The revamped office has been outfitted with the latest technological capabilities, providing the perfect platform to fulfill ONG&ONG’s aspirations of fostering a cutting-edge workforce predicated on agility, adaptability and resourcefulness.

Valuing Vietnam

As you’ll be able to tell from this issue we’re extremely optimistic on things a little further up North.

Here’s a teaser for you on things to come in the following pages. ONG&ONG’s operations in Vietnam are experiencing a bit of a purple patch. Things have been on the ascent for a while now and we want to give them due credit.

In this issue there’s a whole section devoted to the latest happenings in Vietnam. We’re delighted to showcase ONG&ONG’s new local offices in Ho Chi Minh City which are a testament to a marvellous period of sustained success.

New Directors

ONG&ONG’s Kuala Lumpur operation is further strengthened with a trio of new directors to lead the team forward.

Experience and Strength can never be enough, ONG&ONG’s Kuala Lumpur office welcomes three new directors to our already talented Malaysian team.

This is to meet growing demand in the Malaysian market, where ongoing work and upcoming projects necessitates an expansion of our current ranks. Furthering the repertoire of skills in the architecture studio in KL, we are delighted to introduce Ahmad Syazli Bin Mat Husin, Louis Tan Yu Teik and Tracy Loh – stellar additions to our Architecture studio in Kuala Lumpur.

Please join us as we extend a warm welcome to our newest directors in Malaysia.

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ONG&ONG, Architecture, Studio 2
Malaysia

**Louis Tan Yu Teik**
ONG&ONG, Architecture, Studio 2
Malaysia

**Tracy Loh**
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Membangun rumah yang melebihi ekspektasi akan membutuhkan aspek tempat berlindung yang layak secara budaya dan geografis serta memutuskan dan sesuaikan dengan harapan multigenerasi, sementara tetap sejalan dengan teknologi, desain ramah lingkungan, dan memiliki nilai berkelanjutan di masa mendatang.

Kami melakukan iset dan menerjemahkan etos desain global untuk mengemaslukan dan memaksimalkan kebebasan ruang pengembangan untuk membangun tempat tinggal yang kontemporer dan efisien — Menciptakan pengalaman luar batas yang universal.

Rumah lebih dari sekadar susunan furnitur atau desain berbalut nilai seni tinggi, tetapi merupakan tempat untuk beristirahat dan mengisi ulang energi, serta mengembangkan dan merehatkan diri. Tentunya masih banyak lagi fungsi lainnya.

Sintesis

RUMAH MODERN

Andy Goh

Spearheading the firm’s push into Indonesia, ONG&ONG’s CEO of Emerging Markets offers key perspectives into exciting markets around the region – enlightening us on what makes them tick.

Q1: Tell us about planting a flag in Asia’s frontier markets. What are clients and homeowners looking for in terms of design and what direction are things heading in?
A: Within frontier markets, the Singapore brand has a trustworthy and reliability factor that helps get your foot in the door. Our role is part brand promoter, part finance person and part visionary.
For residential developments, it’s about knowing market trends and catering to the needs of the consumer or client.
In terms of pure design, we get the chance to craft beauty and soul into our projects.
With homes, it’s all about always about allowing people to experience the soul of a space.
Clients and developers are quite sophisticated nowadays, so there needs to be a balance between your vision and what the market is demanding.

Q2: Designing projects both in Singapore and around the region, is there a way you approach each project and how do they differ based on the location?
A: Good design is about people being able to take away the right experience.
For residential projects, we always try to conceptualise with the right programmatic approach. Whether in Singapore or in some of the frontier markets, my team and I rely on our experience in understanding the current trends, and then making projections into the foreseeable future to ensure their relevance.

Tan Kee Keat

As things continue to pick up in Malaysia, we take the opportunity to gain some first-hand insight from the man who owns ONG&ONG’s growing operations in Kuala Lumpur.

Q1: Having worked on large-scale developments in Malaysia, can you share some of your experiences from your recently completed project?
A: Some of the large-scale projects we’ve recently completed provided a rare opportunity for architects and developers to showcase a wide collection of contemporary house designs in a single location.
It allowed us to explore many distinctive yet congruent designs within the built environment. We also had an opportunity to develop unique design strategies, where we could conceptualise environmentally sensitive designs that could overcome limitations and constraints within tightly controlled planning guidelines and project requirements.

Q2: Green design seems to be an imperative consideration. Can you tell us about some key design features that are incorporated?
A: Green design is imperative and large-scale developments now prioritize environmental sensitivity, when contemporary green standards are a central theme.
One such example from a recent project was the inclusion of deep balconies that were introduced to address the harsh tropical sun. Taking advantage of shade from the sea allowed the main facade to peel away from the form. These balconies provided the added value of a secondary space that further defined the internal space.

Michael Cu Fua

Helming operations at ONG&ONG, Inc. in Manila, Michael shares his thoughts on one of Asia’s most promising markets, familiarising us with the increasingly savvy Filipino consumer.

Q1: What is a trending right now in the Philippines and is it part of a larger trend or movement?
A: The Modern Tropical Concept is definitely trending in Metro Manila. Now, more Filipinos are well-travelled and they have seen for themselves how modern tropical designed homes should look and feel.
This is part of a larger trend that is noticeable across South East Asia.
As the same time, minimalist living is also on the rise – that is the idea of living in the most simplified terms by reducing financial burden and environmental conscience.
As a result, homes are designed to be more compact and efficient overall with tropical architectural ideals and techniques utilised.

Q2: Do you adopt a specific approach to projects? How do you try and guide your clients through the design process?
A: We try to focus on the social aspect of a home, especially currently with more emphasis on integrating a multi-generational component into projects. Planning and designing require more flexibility and that means designing homes that can be easily adapted for future use.
We focus on spatial solutions as well as aesthetics and try to tailor them to suit individual client needs.

Q3: How much consideration do you place on sustainability and is there an increased demand to incorporate smart features into homes at the moment?
A: We place a lot of emphasis on green design.
To create homes that have a lighter environmental footprint we include features such as solar paneling, brick and glass glazing, as well as smart home control and harvesting systems. Our goal is to help the client lessen overall energy consumption and reduce each home’s reliance on mechanical solutions. Smart home features are also lighter and more efficient.
We have strived to incorporate BIM systems and automation. This allows homeowners to control settings within the house from a mobile application on their smart phones.

Michael & Maria Arango

Specialising in conservation homes and private residences, ONG&ONG’s award-winning Colombian team share some of their experiences from working in the competitive Singaporean residential market.

Q1: What do you focus on when designing a home and what are the key factors that inform your approach to a project?
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This revamped modernist home was conceptualised with added features for multi-generational living, Singapore.

37FC-House lies secluded within an exclusive residential pocket. The new home sits on land that once contained a semi-detached house, with the owner tasking architects to conceptualise a standalone house that would suit the needs of a multi-generational family. Maximising plot boundaries, the 37FC-House final design resulted in a new four-story structure, complete with an attic and basement.

Upper Floors, Basement & Attic
Measuring approximately 1.5 times larger than the ground volume, the second floor comprises a rectangular volume fabricated from textured, fair-face concrete. The second floor contains bedrooms, bookended by chamfer cut edges that open up to views of both the street and the garden. The master bedroom comes complete with a walk-in-wardrobe and an expansive master bathroom, while two junior suites overlook the backyard garden and pool area.

A black steel sculptured staircase joins the four floors of the home. The bottom of the stairwell leads to the basement containing a state-of-the-art multimedia room. Light from the swimming pool creeps into the subterranean space through a glass port which lines the far end. The top of the staircase opens up to an attic that also doubles as a guest bedroom, where space allocated for greenery and a water feature adds character.

Smart Home
Designed as a smart house, 37 FC-House boasts a reduced carbon footprint. From solar paneling that reduces energy consumption, to nighttime lighting programmed with a multi-setting timer, these measures contribute to almost 30% overall energy savings within the home. The homeowner was also provided with a mobile application for an added measure of control, allowing him to remotely adjust home settings.

Ground Floor
Granite tiles line the driveway area, nicely balanced against the textured, fair-faced concrete and floor-length mirror glass window that dominates the front façade. Teak is used generously throughout the home, beginning at the entrance, where strips neatly conceal service areas and storage space.

A glass front door opens to reveal the interior of the ground floor volume. Characterised by deep grey finishes, service areas were placed at the front of the house, with the kitchen sitting directly behind. Indoor and outdoor spaces merge through a system of retractable floor-to-ceiling glass windows.

The versatile ground floor living room boasts floors of polished concrete, flowing toward the garden and a bluish sukabumi-tiled lap pool at the rear - acting as a barrier to buffer against the AYE highway that runs directly behind. Greenery is incorporated into the house, with green spaces placed on each floor at both the front and rear of the home. Glass paneling extends along the length of the ground floor, showcasing the greenery that adorns the outer edge of the home.
Situated in Eastern Singapore amongst shophouses and homes, 80ADR-House is an A&A project that draws inspiration from the past while simultaneously adapting features for modern use.

**Ground Floor**
A compact driveway leads into the first floor of the home, lined to one side by a small garden space containing a transplanted frangipani.

Inside the house, oak flooring in a herringbone formation lines the main living room area. An open floor plan flows into the kitchen and dining room. Retained elements on the ground floor include classic tiles, along with a wet kitchen and the original back washroom. These classic features are complemented by an abundance of bronze tonalities interspersed throughout the space.

**Upper Floors**
The architects elected to treat the structure conservatively, wanting to ensure that 80ADR-House remained a low-rise inter-terrace house. To accentuate the height of the internal spaces, the centre of the second floor was removed and rejoined on one side with thick glass floor panels.

Two bedrooms sit toward the rear of the house, with a foyer area fronting a third bedroom and balcony area that faces the street. The centrepiece of the upper floors is a breeze blocks façade that extends across the second and third storey, with a skylight above that cascades light into the interior spaces. The home’s original white brick walls were also retained, providing a counter point to the mesh lined stairwell that leads to the master bedroom on the uppermost floor.

Within the master bedroom, segregating the sleeping space from the bathroom and walk-in wardrobe is an inventive mirror system that can be adjusted to cordon off the different areas. Concealed sliding doors provide added privacy to the extended master bathroom, which is defined by hexagon-cut marble floors in grey and reverse white.

**Rooftop**
The final design also includes sitting space just outside the master bedroom which overlooks the backyard. Here architects implemented flexibility through a black spiral staircase that leads to a newly introduced rooftop area.

**Principal Leads and Team Members:**
Diego Molina, Maria Arango, Ryan Hanuel, Javier Carvajal, Blesso Pandher and Tomas Jaramillo

Architecture
Hidden away within a residential node, 9JW-House occupies a corner plot that rises up at a bend in the road. The new three-storey residence features a front façade comprising of concrete, teak and glass. Behind a wooded gate and pebble-specked car porch, a lower front volume comprising teak strips forms a sturdy base beneath upper volumes of fair-faced concrete and glass, while a black-framed glass viewing port stretches over most of the middle and upper volumes.

First Floor, Garden & Swimming Pool
Moving past the front door reveals an open plan ground floor. Beginning first with a living room area built for both entertainment and gaming, the space flows into a dining area anchored by an imported suar wood dining table. Both a wet and dry kitchen have been placed at the rear, marked by a dark quartz stone countertop and stainless steel cabinetry. Towards the left, square-shaped teak shelving displays books and pop culture paraphernalia – a prelude to one of the home’s main features that sits on the third floor.

The right side of the ground volume opens up to a wooden deck area, where a sukubumi tiled swimming pool with inbuilt jacuzzis extends along its length, just beyond lies a lush garden area, anchored by a trio of feature trees that bolster the compact space. A sprawling frangipani sits at the front of the garden, followed by a retained mango tree which forms a magnificent centrepiece, while a row of yellowish bucadus line the back edge.

Second Floor
Opposite the garden, glass encased stairs set against light grey monju finished walls ascend to the upper floors. Two junior suites occupy the second floor, both subtly concealed from view for added privacy. This floor also contains a green planter space and rock garden set against the base of the black-framed viewing port. Here a giant bonsai tree adorns the exterior space, playing off the white sculptured staircase that rises up into the rest of the house.

Third Floor & Added Features
The third floor reflects great attention to detail. A fireman’s pole was installed for a touch of fun, together with a slide that has been carved into the sculptured stairwell, linking the second and the third floor.

The master bedroom features an array of luxurious finishes, including an impressive ensuite bathroom and walk-in wardrobe. Outside the master bedroom, a showroom displays the owner’s massive collection of classic toys and collectible figurines. Complete with adjustable display lighting, multiple ambient settings, and fluorescent strips along the floor; the showroom even contains sleek storage spaces that have been embedded into the floor to safeguard the rest of the owner’s collection.

The final touch for 9JW-House is a home theatre placed on the top floor. Featuring an intricate backdrop of cubed plywood that works to boost acoustics, the home theatre was tailored to specification - punctuating a bespoke home where every detail caters to the owner’s needs and preferences.
Monterey Residences

Successfully completing the first phase of a greater eco-haven masterplan.
Klang, Malaysia

Principal Leads and Team Members:
Tan Kee Keat, Yip Kah Kuen, Shahrin Bin Mohd Nasir, Rajindeerjit Singh, Mohd Fasiri Bin Nadar, Adhara Bin Ahmad & Zulhan Bin Majid

Part of the impressive Eco Sanctuary Masterplan, the stunning Monterey Residences development builds on a pre-existing mandate to place elegance and refinement firmly within reach. Poised to provide the ultimate setting for resort-style living, these homes strike a fine balance between affordable luxury and touches of natural splendour.

Monterey Residences was crafted through a meticulous design process that saw close collaboration between the architects and developers. Predicated on the integration of nature with the built environment, the development was conceptualised as a green lung, with more than 35% of the land parcel devoted to green landscapes and natural features. Contributing to the idyllic green setting, Monterey Residences also features an abundance of water bodies that total almost 10.19ha, including an expansive lake that sits adjacent to the development.

Imagined as a community-centric design, Monterey Residences was conceptualised with a focus on connectivity, continuity and permeability.

The greater Eco Sanctuary development sits in close proximity to major transportation networks, with easy access to major freeways and roads connecting it to surrounding towns and cities. Internally, different parcels within the development are linked through landscaped trails and lush back lanes, which also bestows the entire development with a sense of continuity.

Within the Monterey Residence itself, connectivity begins with a lush pedestrian spine that dissects the land parcel. Envisioned as a lush, active artery anchoring the site, the pedestrian spine will also contain a central clubhouse that will act as an axis. Arranged into clusters, residential units are grouped together radiating away from the clubhouse and pedestrian spine – spreading outwardly across the sprawling land parcel.

Homes within the development have been designed in a range of styles and layout configurations, unified by pockets of green backyard spaces and tranquil lanes paved with natural light and air. Created to draw upon the Malaysian vernacular, the homes are defined by features such as deep balconies, high ceilings and staggered facades, along with breathtaking views of the surrounding green backdrop – enhancing the assimilation between built environment and nature.

Aiming to cater to a wide variety of prospective homeowners, the development is bolstered by an impressive array of facilities allowing for a diversity of lifestyle pursuits. In addition to the majestic central clubhouse, onsite facilities also include a recreational lake, jogging trail, bicycle lanes, pedestrian walkways, multi-purpose hall, as well as a children’s playground.

The greater Eco Sanctuary development sits in close proximity to major transportation networks, with easy access to major freeways and roads connecting it to surrounding towns and cities.
Cuenca House

Siting within one of the most prestigious residential sectors in Metro Manila, Cuenca House is perched on a 1.35-acre site in Ayala Alabang Village. The land, once belonging to a classic ‘White House’ commonly found in the area, was split from an original 1600 sqm plot into three. The new house occupies the middle plot, where the client envisioned a two-storey bungalow, complete with a basement area and swimming pool.

Situated off a roundabout, the new house is raised about 1.5m above street level. The basement area, or lower first floor in local parlance, was conceptualized to be an entertainment area.

This section also houses a study room, which the client uses as a home office. The upper first floor contains the dining room and main living room. Intended as a space for the lady of the house to host and entertain guests, it boasts enchanting views of the swimming pool and outdoor pavilion.

Private spaces within Cuenca House have been placed at the 2nd floor, which includes the master bedroom, along with three additional bedrooms all designed with ensuite bathrooms. There is also an additional guest bedroom placed within the upper first floor, designed to provide an easy option to accommodate relatives and close friends of the family.

To fully capitalize on the new property’s wonderful location, the architects positioned Cuenca House in a manner that would exclude it from neighbouring homes. The client desired a house that would be distinctive from the Spanish-styled villas typical to the neighbourhood, leading the architects to create a residence that was inspired by an Asian lantern. Imagined as a beacon or a lighthouse within the neighbourhood, the new home features a top floor structure that acts as a lamp frame, where seamless wall-to-wall glass works to create shade - making the house a true guiding light within its locale.

Bishopsgate House

Refined and realized by ONG&ONG, with guidance from HBdesign, Bishopsgate House took six years from concept to completion. The house is separated into clear geometric volumes above ground, defining the organisation of the domestic program.

Surfaces each work as functional planes, while the garden serves to unify indoor and outdoor spaces.

For increased privacy, the Master and Junior wings hover above the main family program, which contains the living and dining areas, plus guestrooms.

A basement area was included for versatility, making the home suitable for a variety of settings.

Cascading down towards street level, the ground floor garden leads the eye towards the house. Cantilevered across 12m, the Master wing balances over a simple volumetric fulcrum, opening up to views of the garden and greenery. Here, light permeates into the interior, reaching the basement.

Arranged into clusters, the basement is defined by skylights, and functions as both a formal and informal space.

A black steel spiral staircase links the different levels, connecting the distinctive spaces within Bishopsgate House. Vertically extending through the house the spiral stairs transforms into a simple dog leg stairs in a subtle but unified way, threading through the volumes and connecting all.
**Creek @ Bukit**

Natural greenery serves as the backdrop for this upcoming residential development. **Singapore**

**Principal Leads and Team Members:** Raymond Tan, Natapa Aksornsirom, Selly Tan, Yumin Chen, Mohamed Syakirin and Fahil Bin Mohamed Yusof

The Creek @ Bukit features a nature-inspired design that reflects its verdant surroundings. 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 services. Within the constraints of a compact site, Creek @ Bukit takes advantage of innovative site-planning techniques. A series of sky terraces contain green communal landscape decks that house the main swimming pool, along with recreational and dining facilities. Conceived as an elevated green plateau with a singular residential tower sitting elegantly above, Creek @ Bukit features a series of luxury habitats ideal for modern high-rise living.

**120 Grange**

Exclusive high-rise living set in the very heart of the city. **Singapore**

**Principal Leads and Team Members:** Raymond Tan, Lai Tian Yong, Lee Fo, Jardine Jianshe and May Ang

Built to suit the needs and tastes of different homeowners and their families, the residential interiors are defined by glass, timber and natural stone. Each home comes complete with an assortment of fixtures and fittings that aim to cater to contemporary live-work-play ideas. Conceptualised to achieve a fine balance between natural touches and the finest in modern condominium living, residential units enjoy an abundance of natural air and light, and boast enchanting views that fully capitalise on the development’s unique surroundings.

The Creek @ Bukit also offers an impressive array of amenities and facilities for residents to enjoy. From landscaped gardens, water walls and ponds, to a 50m lap pool, gymnasium and themed outdoor pavilions, each fully geared towards reinvigorating residents in the tranquil heart of nature.

**Jadescape**

Premium greenery firmly within reach. **Singapore**

**Principal Leads and Team Members:** Ashwarth Kumar, Andrew Lee, Lai Tian Yong, Ahmed Saleh, Christina Syarinh, Drik Eng, Francisco Santiago, Jolene Goh, Michelle Ng, Natapon Armphol and Ryan Manansala

Jadescape was designed as an extension of nature. Positioned in a North-South facing direction with generous spacing between blocks, the arrangement of the residential towers prioritised verdant natural touches, along with two key ideas. Firstly, to capitalise on the views that could be enjoyed from the development. Secondly, to ensure connectivity between homes and all residential facilities. Using the corner profiles of each building, architects were able to create distinctive shadetones. These features also work to break down the building mass, giving the towers added visual definition.

Residential structures were also oriented for enhanced porosity. Positioned to mitigate sun exposure and optimise natural ventilation, the development also features meandering scenic paths linked around an open central space. Conceptualised as a series of themed gardens, the landscaping and the verdant scenic pathways trace their way through the entire development. Woven into the abundant greenery and garden spaces are breathtaking water features, along with a host of amenities catering to the finest in modern lifestyle pursuits.

**Estella Heights**

Introducing an elevated sense of refinement in Ho Chih Minh City. **Vietnam**

**Principal Leads and Team Members:** Baydoun Thoi Dinh Thanh, Archique, Thuy An, Bai Thu Bong, Tan Trung and Anh Thai

Fluidly combining an array of materials and textures, Estella Heights is a project created to place the end-user in harmony with nature. From the suavities of green spaces and wood finishes, to clean lines comprised of glass, stone and tile, its recognisable icon is made up of shapes resembling leaves and water droplets. Each shape symbolises natural elements, alluding to sunlight, greenery, wind and water.

Designed to cater to different tastes and preferences that speak to an idea of the perfect home, Estella Heights takes pride in providing a range of elegant living spaces. With a range of thoughtful spaces available in an array of configurations, bolstered by wonderful amenities and natural touches of green, potential homeowners will be presented with an abundance of choice that harmonise style with function.

Estella Heights celebrates an unparalleled level of class and sophistication, introducing an elevated sense of refinement and style to satisfy the discerning modern consumer.
Sol Acres
Currently the largest executive condominium (EC) in Singapore, Sol Acres consists of 13 blocks housing 1327 residential units. The first mega EC of its kind, the development also contains basement, podium and surface carparks, necessitating MEP services that integrate seamlessly with its impressive architectural and landscape designs.

Sol Acres’ engineering boast a number of key features including two substations that were meticulously designed for the needs of the development, along with the installation of a Wet Riser Fire Fighting system. The engineers also focused on reduced energy consumption and increased overall efficiency, electing to implement Prefabricated Bathroom Units (PBU) to enhance productivity, and LED lighting fittings in the common areas and communal spaces to promote energy savings.

Alex Residences
A modern residential development conceptualised as a boutique hotel, Alex Residences features a 40-storey tower block characterised by shades of grey. ONG&ONG undertook lighting for the project, beautifying the significant retreat.

Featuring an overall concept that truly comes to life in the evening, Alex Residences’ landscaping is fully accentuated by lighting design where light and shadow engage to create a bold interplay with lush verdure. One of the tallest buildings in the area, Alex Residences features a sky terrace on the 40th floor. Here, lighting brings out the sophistication of the development by highlighting the futuristic décor. Illuminated from the underside, a massive mesh fixture becomes a distinctive feature for the development – transforming Alex Residences into a neighbourhood landmark.
Wisma Geylang Serai’s (WGS) was developed as Singapore’s first-ever integrated cultural heritage hub, echoing the government’s intention to make the area more culturally distinctive and vibrant. RankedNo14 was tasked to provide comprehensive MEP services, creating a platform to seamlessly integrate the project’s architecture and landscape designs. Key features at WGS are geared towards reduced energy consumption, including a chilled plant system, LED lighting, and efficient air conditioning. The objective was to integrate the architectural facade and sophisticated on the inside yet contemporary with a forward-looking civic centre that is stylish and more culturally distinctive and vibrant.

The first of these conservation buildings, the original Nan Hua Girls’ School, had been redesigned to house a childcare centre and kindergarten. The second, formerly the Trinity Theological College Chapel, was converted to the restoration work. The first floor shows a predominance of the company’s blue and purple. The office space includes hydraulically adjustable workstations, soundproofed booths for teleconferencing, small discussion pods, and many casual break out areas. Splashes of red and orange characterise half of the spaces also feature touches that reflect Continental’s spirit enhancing collaboration, efficiency and productivity, the research lab contains four floors created with employee ready writing surfaces and TV screens that aim to encourage teamwork and collaboration.

Conservation considerations demanded complex M&E work at this residential project. Singapore

Sophia Hills is a 453-unit condominium located on Mount Sophia. Containing three conservation buildings that were preserved under heritage guidelines necessitated M&E engineering that would be sensitive to the restoration work.

The first of these conservation buildings, the original Nan Hua Girls’ School, had been redesigned to house a childcare centre and kindergarten. The second, formerly the Trinity Theological College Chapel, was converted into a restaurant. While the third, the Olson Building which was part of the Methodist Girls’ School, was repurposed as the clubhouse for the condominium.

Sophia Hills

Sophia Hills

Continental Asia Office

By incorporating a third R&D building extension from its current block, Continental Asia has kept an eye on future expansion. Aiming to grow to more than 2000 employees within the next five years, the firm sought to expand their current offices and research labs. The new office was conceptualised as a fun and vibrant workplace. Housed within a new seven-storey building that stretches more than 11,000 sqm, the site is one of the three largest Continental R&D facilities in Asia, and one of the largest private sites in Singapore.

Expanding R&D facilities and workspaces with an eye on future growth, Singapore

The new office was conceptualised as a fun and vibrant workplace. Housed within a new seven-storey building that stretches more than 11,000 sqm, the site is one of the three largest Continental R&D facilities in Asia, and one of the largest private sites in Singapore.

Moving away from traditional office design, the new research lab contains four floors created with employee comfort in mind. Containing facilities geared towards enhancing collaboration efficiency and productivity, the spaces also feature touches that reflect Continental’s spirit and brand.

The office space includes hydraulically adjustable workstations, soundproofed booths for teleconferencing, small discussion pods, and many casual break out areas with ready writing surfaces and TV screens that aim to encourage teamwork and collaboration.

Colours are deployed to provide a sense of identity and are also used to distinguish between different floors. Splashes of red and orange characterise half of the spaces, while the remaining floors are enhanced by touches of blue and purple.

The first floor shows a predominance of the company’s primary corporate colour, with a distinctive shade of yellow bridging the new building with the site’s original block.

Wisma Geylang Serai

Wisma Geylang Serai

Wisma Geylang Serai

Wisma Geylang Serai

Wisma Geylang Serai
To match TSAO’s impressive new Tokyo office building, IMMORTAL was tasked to revamp the look and feel of its brand. From an upgraded logo to new brochures, each aspect of TSAO’s suite of corporate material focused on conveying the firm’s essence – an advanced, modern operation with the soul of a family-run business.

With new offices designed by Mckown Kuroshina Architects, brand engagement worked to capture the energy that resonated from a dynamic work environment. Predicated on efficiency and modern workplace comforts, the reimagined corporate image and brand identity reflects the idea that professional fulfilment goes hand in hand with well-rounded contemporary lifestyles.

The new TSAO Hibiya brand is built upon striking a balance, promising a place in the heart of the action with all the necessary tools in place for the pursuit of professional goals.

Evonik

Reflecting Evonik’s position as one of the leaders of the Chemical industry, the objective for this project was to reinvent the lab experience by introducing contemporary co-working culture to the scientific research process.

To help create Evonik’s new workplace, the designers needed to move beyond dated ideas that encompassed the typical laboratory setting. The new spaces include a number of touches that work to reinvent the R&D experience, creating an environment that promotes the cross-pollination of ideas and co-creativity among scientists.

The new space successfully revolutionizes the traditional lab setting, where a reimagined experience begins when end-users are greeted by a kitchen instead of a reception before entering the workspace proper.

AXA Tower

Creating premises befitting a leading general insurance provider entailed careful consideration for how the 78,100 sq ft space would be utilised. The client required the incorporation of an Activity Based Working (ABW) concept and Mobility strategies, which would also include a new 2,540 sqft retail space and a customer service centre.

The overarching objective for the new offices was to cater towards future expansion, where the aim would be to adequately house more than 1,200 end-users by 2022. Bringing together staff from AXA’s general and life insurance businesses into a single location, the intention for the project was to drive colleague and client excellence, while continuing to attract top-level talent to the firm.

To accomplish this SCA Design conceptualised a unique work environment that promoted innovation and collaboration, based on key design principles that would help optimise the company’s operations.

When Family Means Business

The Family Business Network (FBN) Asia celebrates its 10th anniversary. Singapore

Despite family businesses forming around 70% of enterprises, there is surprisingly scant support and advice about the unique issues they face.

After attending a global FBN conference, Chavalit Frederick Tsao set up FBN Asia in 2008. Over the past 10 years, the Network has fostered a supportive environment for stakeholders of family businesses to share and air common issues and challenges in confidence.

This year, FBN Asia celebrates 10 years and IMMORTAL was engaged to design a commemorative book featuring its accomplishments alongside 10 aspects that lie at the heart of all family businesses.

The book takes its inspiration from the classic work The Little Prince by Antoine de Saint-Exupéry, and features whimsical illustrations that communicate each aspect.

An understated fabric cover, debossed with the message “By Families, For Families, Across Generations” imparts simple elegance.
PERUBAHAN ADALAH SATU-SATUNYA HAL YANG ABADI

"Bukan spesies terkecil yang akan bertahan, dan bukan spesies yang paling pintar. Yang dapat memanfaatkan diri dengan perubahan yang akan terjadi terlebih dahulu."

Charles Darwin

Ketika faktor-faktor tersebut ada, seharusnya kita telah diinstruksikan dalam hidup, mereka yang beradaptasi dengan perubahan yang selalu terjadi adalah yang bertahan. Charles Darwin menulis, "Bukan spesies terkecil yang akan bertahan, dan bukan spesies yang paling pintar. Yang dapat memanfaatkan diri dengan perubahan yang akan terjadi terlebih dahulu." Di abad ke 21, kita menatap ke depan, dan mengganti paradigma.


As ONG&ONG continue to take make great strides in one of the region’s most exciting markets, we believe it is crucial to put in place the proper resources and talent to match our ambitions. The firm’s operations in the Ho Chi Minh City have grown at a steady rate, expanding year to year since we first started to explore the previously untapped potential of the Vietnamese market.

ONG&ONG Vietnam’s new premises will provide a wonderful platform to further grow the firm’s reputation and presence. Following the best in contemporary corporate design, with an array of modern features and technologies to ensure we remain at our competitive best, the new headquarters of our Vietnamese operations is all about providing our talented team of architects, engineers and managers with the necessary tools to excel and succeed.

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"Jika perusahaan terlambat beradaptasi, kegagalan menjadi sebuah keniscayaan."
Ho Chih Minh City plays host to ONG&ONG’s Design Festival 2018, is held for the first time outside of Singapore.

Developers, architects, designers, engineers, industry professionals and academics all gathered in Ho Chih Minh City at the Vissai Saigon Hotel for ONG&ONG’s Design Festival 2018. Emphasising the firm’s position as an industry leader with true regional reach, the annual celebration of design and the built environment moved North beyond the shores of Singapore—reflecting Vietnam’s rising profile and new status as a market leader.

Themed “Beyond+Design 2020”, the event aimed to provide insight into the full potential of ASEAN’s exciting emerging markets, giving those in attendance the opportunity to connect and network with others at the industry forefront. Featuring a series of talks and lectures led by ONG&ONG Directors and Senior Management, the event covered a wide range of topics that provided perspectives across a variety of sectors.

With insights from case studies, networking lunches and Q&A sessions, the ONG&ONG Design Festival 2018 proved the ideal platform to showcase not only the firm’s expansion and growth, but also highlight the collective strength of the Asian region as a whole.

There were exciting times in Vietnam as Ho Chih Minh City played host to this year’s Management Retreat. Themed on the ideas of Agility and Disruption, the mid-July event was the first time the firm’s retreat was held outside of Singapore.

The strong performances in the Vietnamese market and a rapidly expanding local presence reflect the country office’s new status as a cornerstone for the firm. As things at ONG&ONG Vietnam have gone from strength to strength, the decision to push further into the emerging markets around the region seems assuredly justified.

This year, Directors and Associates from across the Asian region flew into town, in what the firm hopes will set a precedent for other country offices — establishing ONG&ONG as a regional firm with Singaporean roots. On the cards for the retreat were roundtable discussions, networking sessions, exploring the bustling streetscape and talks that aimed to bring increased alignment and cohesion to the firm’s leadership and management.

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Management Retreat Vietnam

Change through Insight

Change through Sharing

Change through Insight

Change through Sharing
A Rejuvenated Office for Singapore

The creation of a spatially appealing workspace. Singapore

Principal Leads and Team Members:
Kee Choon Yen, Nur Ainiqah Binte Mohd Ali,
Jasmine Tj, Norman Chan, Jacqueline Chng, Choon Yin
Stanley Tan, Cary Soh, Jacqueline Chng

As part of ONG&ONG’s agility initiatives to nurture capabilities within the company, Singapore’s office has been reinvigorated with grit and gusto, introducing new elements of work style including open desk areas, entertainment spots, dedicated hot-desking locations and unique signage peppered across the three office levels.

The move towards an empowered and flexible office culture has intentionally blurred the lines between business and lifestyle, with a hotel-like concierge on level 11, ping pong table and darts on level 10, and a bar concept on level 9.

More importantly, it is an inaugural time for ONG&ONG, creating a conducive environment for work, with colleagues feeling at home upon stepping out of the lift doors.
Experience Design is about altering human experience through the process of Design Thinking, where we imagine and comment on terms of utility. Human experiences are essential for schemes, improvements, and advancements. Design and development, even now, ultimately leave us better placed than before.

Design Thinking is about creative systems that make the end-user experience better. Beneath the layers of colours, curved lines, and features of all buildings, they are the hidden spaces of machines and mechanisms. More creative possibilities in building engineering designs lead to designs that can be transformed from imagination to concrete into breathing reality.

With decades of experience in the industry, OX&D has collaborated on some of Singapore’s most iconic designs. From Mechanical & Electrical to Civil & Structural, Fire and Environmental consultancy, we continue to deliver a full-range of comprehensive engineering solutions to design projects for both commercial and residential projects.

Branding is an analytical process, but it’s one that requires much interpretation. It is about crafting experiences that foster relationships between brands and consumers. Over 25 years of experience, we at OX&D, have the ability to turn every space into a space that is friendly.

Our clients will enjoy the considerations of a full-build design solution. Where the environment of a building or project is thanks to our vast knowledge and comprehensive experience, we can provide a diverse array of services in management, cost management, design and contract. We continue to deliver a full-range of comprehensive engineering. Whether an individual, a brand, or a corporation, at OX&D, we deliver the end-user experience better.

For nearly half a century, OX&D has been synonymous with architectural excellence. Regardless of scale or typology, our experience and reputation of knowledge has seen the firm deliver world-class projects of the highest calibre.

Today, the firm operates in two levels: the micro level, where we deliver a brand image that is synonymous with our industry standard, and the macro level, where we deliver a brand image that is synonymous with our industry standard. Our clients will enjoy the considerations of a full-build design solution. Where the environment of a building or project is thanks to our vast knowledge and comprehensive experience, we can provide a diverse array of services in management, cost management, design and contract. We continue to deliver a full-range of comprehensive engineering solutions to design projects for both commercial and residential projects.
Singapore & Regional Affairs

Get up to speed on ONG&ONG’s most recent events and highlights with updates from our local offices across the region.

More Than An Alien Encounter

In early March, the Singapore Institute of Architecture (SIA) hosted Goh Foucar, who visited Singapore as part of the Paul OngSong ‘Making Singapore’ programme. The long-running initiative seeks to promote academic-professional programme. The long-running initiative seeks to promote academic-professional programme. The long-running initiative seeks to promote academic-professional programme. The long-running initiative seeks to promote academic-professional programme. The long-running initiative seeks to promote academic-professional programme.

One of the co-architects of the iconic Kentish Gate in Austria, Mr. Foucar lectured on the development and execution of biophilic architecture that resulted in the world-renowned building fittingly nicknamed “A Friendly Alien”.

Making the Most of Student Life

ONG&ONG consistently plays a part in nurturing eager young minds, by partnering with local design schools and institutes of higher learning such as Nanyang Polytechnic and Singapore Polytechnic.

This time round, a group of 51 Joseph Institution youths visited ONG&ONG. Conneced by Singapore Green Council, the main purpose of the visit was to learn more about architecture and other disciplines. The students took a tour around the office, where they were introduced to the workspace and current projects, along with a Q&A session.

By providing them a glimpse into the life of the architecture industry, we aim to continue to fan their flame for learning. By providing them a glimpse into the life of the architecture industry, we aim to continue to fan their flame for learning. By providing them a glimpse into the life of the architecture industry, we aim to continue to fan their flame for learning. By providing them a glimpse into the life of the architecture industry, we aim to continue to fan their flame for learning.

Heading in the Right Direction

Group Executive Chairman Ong Tue Boon was in attendance at the signing of the ‘Memorandum of Understanding (PDU)’ solidifying an agreement between the North West Community Development Council (CDCC) and the Construction Industry Joint Council (CIJC), where Corporate Social Responsibility (CSR) initiatives were the main agenda.

Through the building of strategic partnerships and collaborative efforts, the hope is that SMEs can remain competitive while simultaneously giving back to the community. The idea is to harness the experience and relevant expertise of partnering companies to provide mutual benefit to all.

Another Win for Yishun Nature Park

The Sanda Expo & Convention Centre at the Marina Bay Sands was the setting for the 55th FIA World Congress Awards Gala. Bringing together leading lights from the local landscape design scene and beyond, the event commemorates the industry’s best, celebrating outstanding projects and the design teams that created them.

Yishun Nature Park (YNP), one of the firm’s best-recognized landscape design projects, was honoured once again with another award. Identified as a ground-breaking project that realizes the idea of a public park, YNP took home the AAME’s Award of Excellence, adding another accolade to its impressive hail.

Keeping Pace in HCMC

A healthy body means a healthy mind, or so the saying goes. When we told you that things were picking up in Vietnam we meant it in more ways than one. Our team in HCMC Mid City is picking up the pace with the start of an office running club.

Meeting weekly at Gia Dinh Park, the running club welcomes not just ONG&ONG staff but anyone who might be interested. While health and fitness are the main item on the agenda, the runs are also a chance to forge ties and network. Running a number of different routes through the park, there are plans in the works to run at Sala and other spots around the city.

Recent accomplishments for the team include November’s La An Ultra Trail 2018, the HCMC marathon 2019 in January. Experience Beyond indeed.

SDG Run

Out of the many companies that took part in the C-Suite Category of the United Nations Sustainable Development Goals (SDG) City Challenge on 20 Oct 2018 at South Beach,

City Developments Limited organised the inaugural SDG City Challenge, with support from partners including the Building and Construction Authority (BCA), Health Promotion Board and SportSG.

Boon’s Birthday Run and a Present to the Group

As the ONG&ONG Group congregated around Bar 9 to celebrate our Group Executive Chairman Ong Tue Boon’s birthday, he spoked candidly on his appreciation to everyone for their contributions over the years. In addition, he took the opportunity to announce that he was putting up $50,000 out of his own pocket for any colleagues who require funds to pursue their dreams, such as for starting a new business idea or for furthering their education. Mr Ong then led a company run of 2 km around the estate.

A Beneficial Collaboration

A joint collaboration between ONG&ONG’s Indonesian and Malaysian offices clinched third in the ‘joker Mosique Architectural Design Idea Competition 2018’, beating other competitors such as RFP Architects, Soo Bhd and CEO Architects. Organised by the Malaysian Architects Association and the Joker State competition, the premise of ONG&ONG’s ‘Mosique in a Park, Park in a Mosque’ was commended by ONG&ONG’s Indonesia Director Kuramati Sani.

Distinguished Win for Monterey Residences

This year’s International Property Awards in London, presented by The Property Awards, has seen ONG&ONG’s Projects Director, Tim Lee, heading back to the island with a coveted win for its most recent project Monterey Residences.

Landscape Studio

Sustainability is a precept of Landscape Design, making it increasingly relevant in present contexts. From the integration of water-harvesting and water retention systems, to the creation of new gardens and public forums that sustainably regulate climates, landscape forms the basis of contemporary green design.

Recent projects have seen the development of landscape design, going beyond merely incorporating green spaces and gardens. Landscape Design now emphasizes the human element of each project.

Soft spaces and greenery can work to foster community and interaction, enhancing and improving the connection to the natural world. These ideas are perfectly encapsulated in our award-winning Heartbeat at Bedok project.

Lighting Studio

Technological developments have affected a shift in approach to contemporary lighting design. While functional lighting continues to be a consideration, advancements in LED technology also demand consideration of luminaire outputs and an elevation in the colour rendering index. This means reduced power use and energy consumption, coinciding neatly with the current focus on sustainability.

The next step in lighting design is a focus on humanising technology, where interactivity and community becomes the basis for how spaces are illuminated. Case in point, the wonderfully human-centric Heartbeat at Bedok project.
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