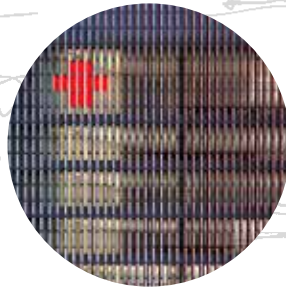


# 36 CIRCLE

**LEADERSHIP** Key insights from EXCO  
**DESIGN** Our marquee projects  
**PEOPLE** At ONG&ONG, we are family  
**GREEN** Sustainability - it's integral

Perspectives on design, engineering & management

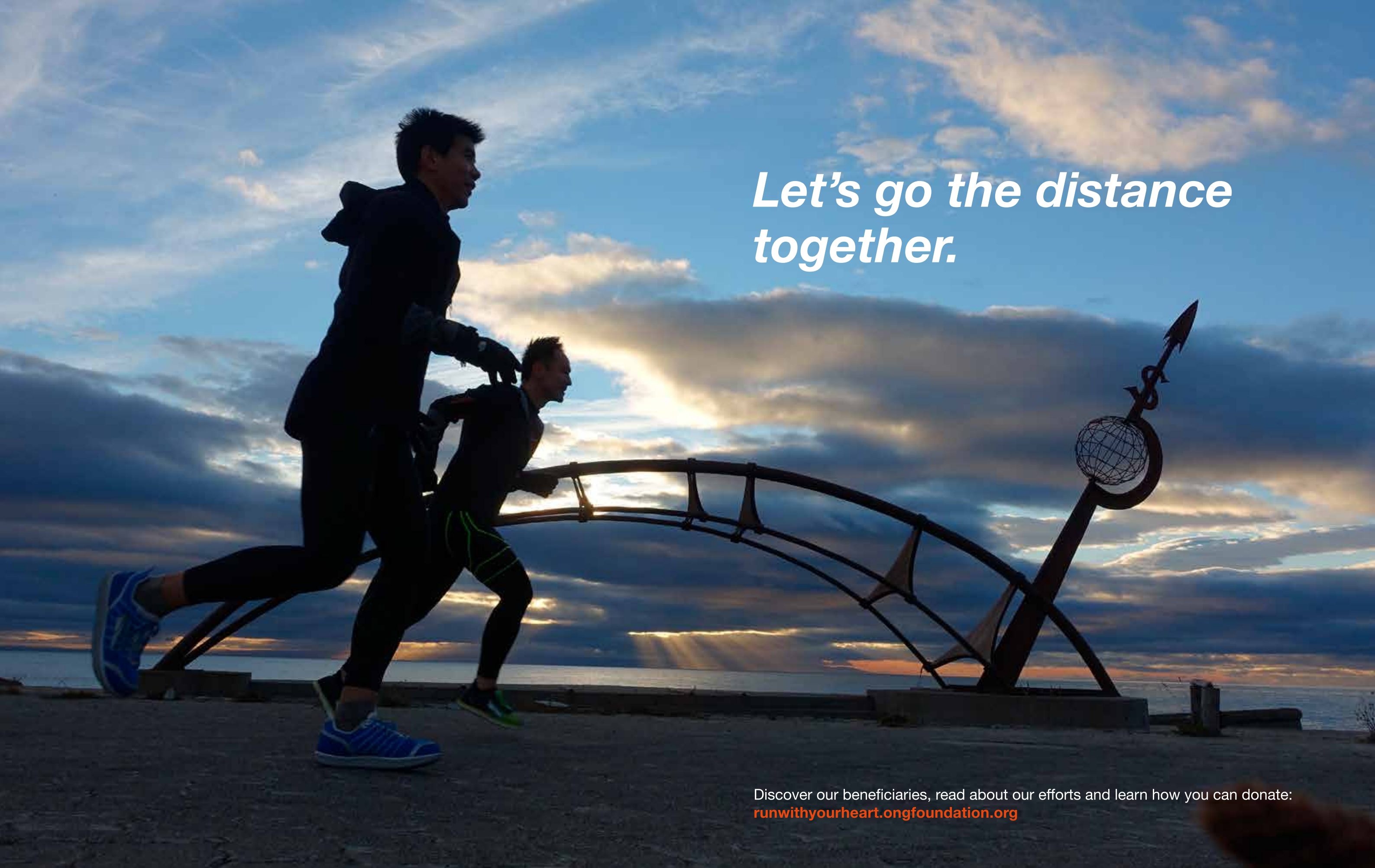




The ultimate kung-fu is  
when you can create  
an experience even before  
the consumer knows  
he needs that experience.

ONG TZE BOON  
Group Executive Chairman



A photograph of two runners in silhouette, running from left to right. They are positioned in front of a large, dark, arched sculpture that resembles a bridge or a stylized archway. The background is a dramatic sky at sunset or sunrise, with the sun low on the horizon, creating a bright glow and rays of light. The sky is filled with scattered clouds. The runners are wearing athletic gear, including jackets and sneakers. The overall mood is one of perseverance and shared effort.

*Let's go the distance together.*

Discover our beneficiaries, read about our efforts and learn how you can donate:  
[runwithyourheart.org/foundation.org](https://runwithyourheart.org/foundation.org)



# National Heart Centre

Singapore

Where sustainable design supports holistic healing.



BCA GREEN MARK



An ONG&ONG project



The tuning fork setting the tone for every Audi Centre the world over.

An ONG&ONG project

AUDI CENTRE SINGAPORE



Dialogues with our new GCEO & GCOO P18 - 21

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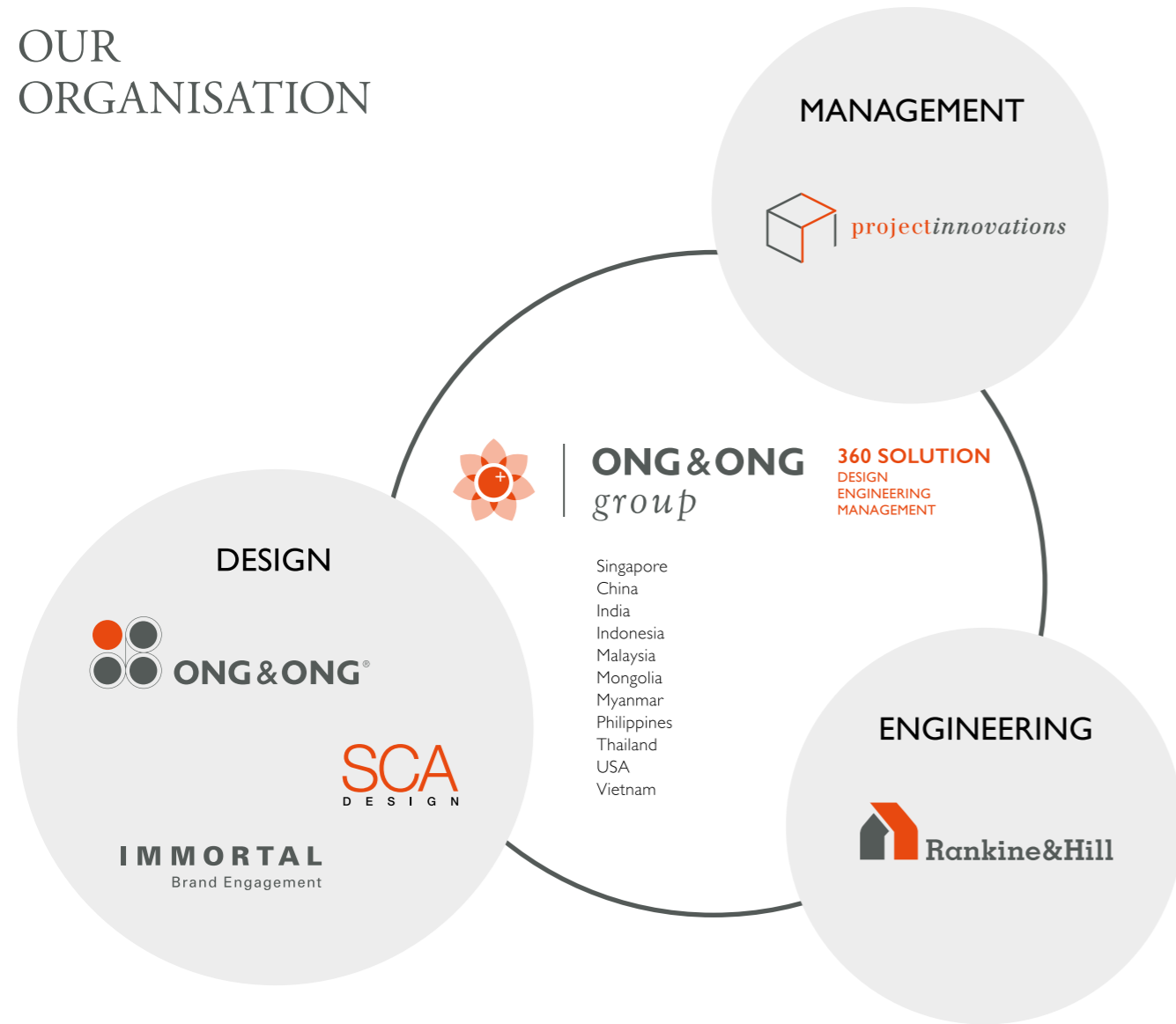


Our curated selection of lifestyle enhancers will take you beyond just great design.

[shop.beyond-allthings.com](http://shop.beyond-allthings.com)

beyond+

# OUR ORGANISATION



## 360 SOLUTION

ONG&ONG embraces each project's process as a singular integrated solution. We aim to form a tripartite framework consisting of design, project management and engineering solutions, to provide opportunities for cross-disciplinary interaction as well as to create coherent and sustainable designs.

### Design

- Master Planning
- Brand Engagement
- Architecture
- Experience Design
- Interior
- Landscape
- Lighting

### Engineering

- Mechanical
- Electrical
- Civil
- Structural
- Environmental
- Fire Safety

### Management

- Project
- Development
- Construction
- Cost
- Place



**Group Executive Chairman**  
Ong Tze Boon



**Group Chief Executive Officer**  
Ashvinkumar Kantilal



**Group Chief Operating Officer**  
Tan Peck Khoon

### Shareholders



### Board of Directors



### Group Executives



### Shareholders left to right

- Ong Tze Boon
- Ong Tze Guan
- Ashvinkumar Kantilal
- Tan Peck Khoon
- Steven Low
- Thomas Yee
- Wendy Tan

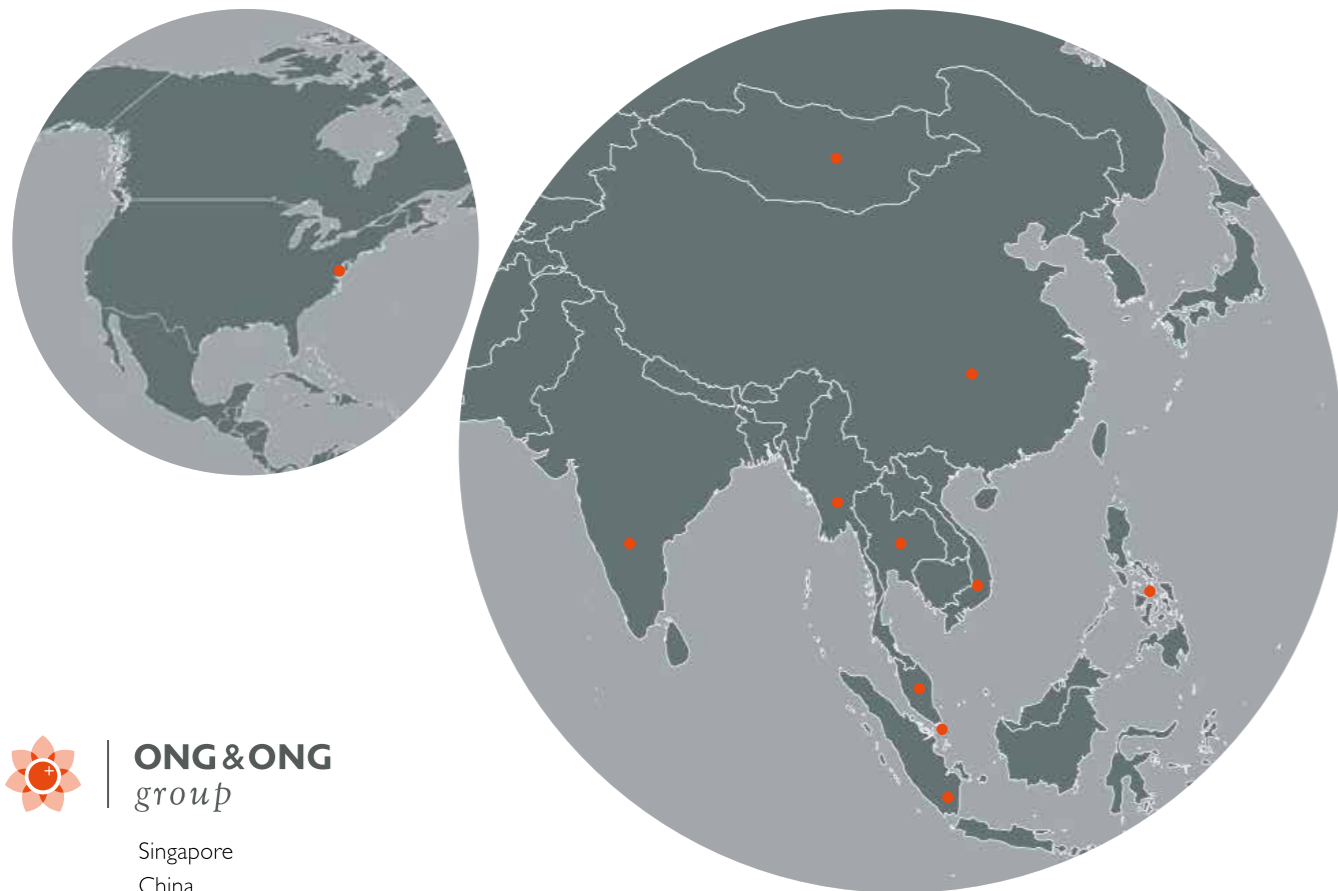
### Board of Directors left to right

- Ong Tze Boon
- Ong Tze Guan
- Ashvinkumar Kantilal
- Tan Peck Khoon
- Steven Low
- Thomas Yee

### Group Executives left to right

- Koon Im Guek
- Liang Lit How
- Ong Yu-Phing
- Pauline Choo
- Sharon Baptist
- Daniels Chandra

## GLOBAL REACH



### ONG & ONG group

Singapore  
China  
India  
Indonesia  
Malaysia  
Mongolia  
Myanmar  
Philippines  
Thailand  
USA  
Vietnam



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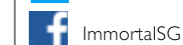
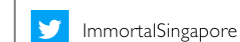
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510 Thomson Road,  
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www.sca-design.com

#### IMMORTAL Brand Engagement

#### Immortal The Design Station Pte Ltd

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www.immortal.com.sg



# ONG&ONG QUICK FACTS

The **ONG&ONG**  
Group is powered by

# 807

**PROFESSIONALS**  
specialising in various  
disciplines, working in  
13 offices worldwide



We're working on a total of

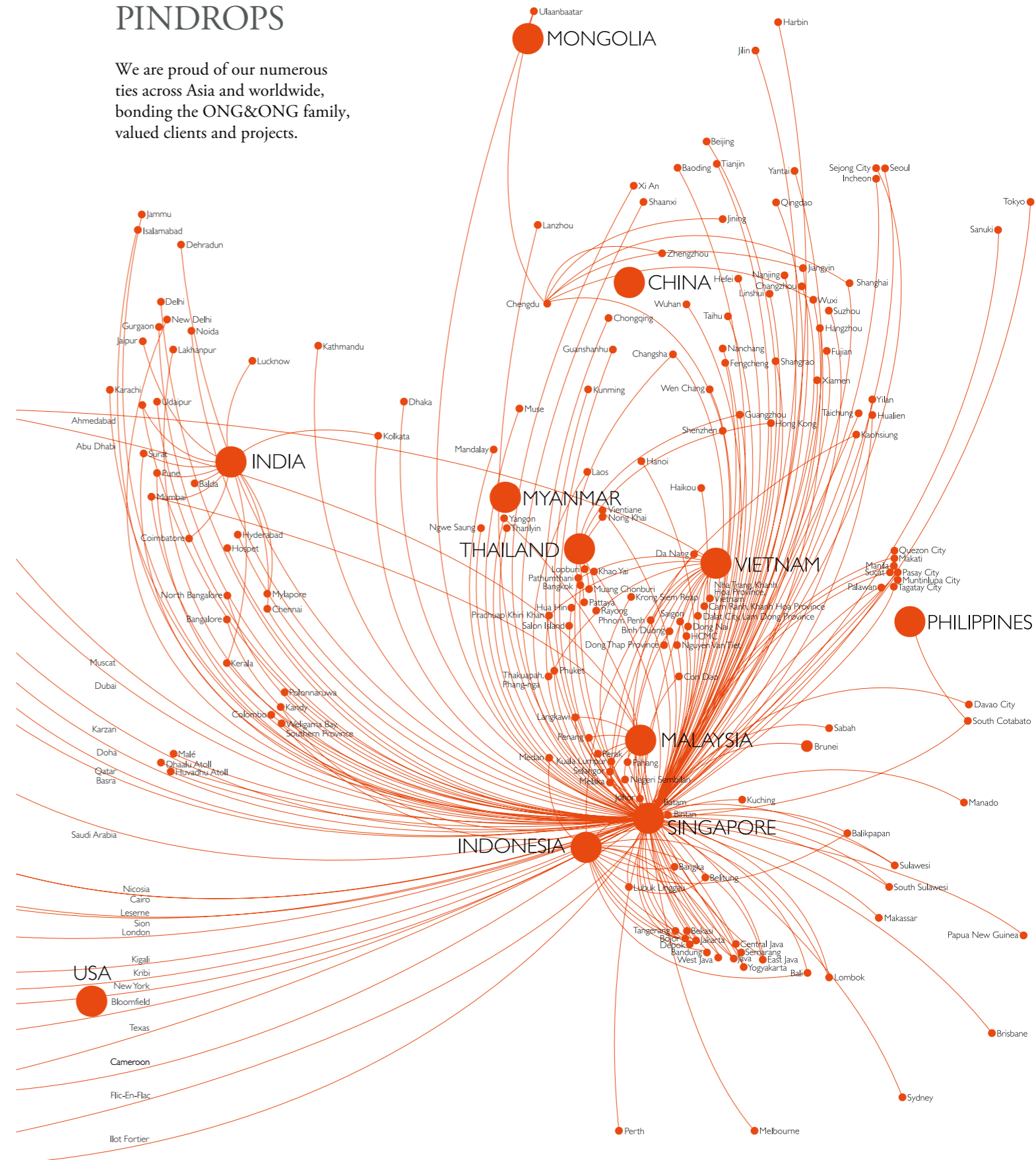


In FY 15/16 our group completed



# ONG&ONG PINDROPS

We are proud of our numerous  
ties across Asia and worldwide,  
bonding the ONG&ONG family,  
valued clients and projects.





## A NOTE FROM BOON

One of the challenges about leading a company, never mind one that is as complex and diversified as ONG&ONG, is that you've got to keep asking yourself where you're headed. I've been asking this same question for fifteen years now.

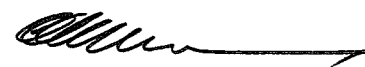
Over the years, our response has been to set in motion various initiatives – we've diversified our practice and skill-sets, we've hedged our commercial and project exposure, and, if possible, we've created a permanent settlement wherever our projects are. These kinds of goals and decisions cannot be shifted every week. Or every month. Or even every year. They are decade-long decisions.

Whereas innovation is very fast. Innovation is always year on year: a new product, a new idea. But the big strategic question - How do we survive? – requires a longer term vision that sticks to a broader mission.

Achieving this kind of vision is like running a marathon. It takes endurance. It takes different people to do different things; but it's the same mission.

In a very real sense, everyone plays an integral part. When we come up with the perfect solution or the best product for the ONG&ONG client, it is never the result of one person's efforts. A Porsche didn't come about because it had a great engine. Customers don't buy an engine from a mechanical engineer. They buy a Porsche for the driving experience.

Because when it all comes together, it's darn sweet. Our 360 Solution is based precisely on the Porsche paradigm. So is this publication.



**Ong Tze Boon**  
Group Executive Chairman



Over the years, our response has been to set in motion various initiatives – we've diversified our practice and skill-sets, we've hedged our commercial and project exposure, and if possible, we've created a permanent settlement wherever our projects are.



# LOOKING AHEAD

## Q+A

Ashvinkumar  
Kantilal  
GCEO

A familiar face in a new role, ONG&ONG's new GCEO Ashvinkumar explains how change is a natural progression.



Success is 1% inspiration, 99% alignment. You can have the best of plans, but if there's no alignment where people buy in, then it's pointless.



### What do the next couple of years look like for the Group?

In a word: rough. The market is flattening. Right now, it's an opportunity for the Group to reorganise its resources. Looking forward, we need to venture more overseas, as part of our offerings to clients. We've started to create clarity, in terms of the Singapore style, the Singapore brand, which is doing work efficiently, on time, and within budget.

Equally important is our biggest asset – our staff. We need to reposition our approach towards our human capital investment. Skills training, getting the staff to become more adaptable to changes, and at a faster pace. An organisation that morphs and changes and adapts to the needs of the market will be successful. If we take too long, a few things will happen. Our competitors will outrun us. Clients will see us as being resistant to change, that we're old school. And these days, everybody wants to engage new schools of thought. So it's quite important for ONG&ONG to

calibrate and recalibrate very quickly, and reinvent ourselves.

### Could you articulate ONG&ONG's plan of action or strategy for the Asian region and other international markets?

We've just opened our Bangkok and Manila offices as part of our ongoing efforts to consolidate our presence in Thailand and the Philippines. These things take a lot of sustenance, a lot of consistent follow-up, time, and investment. Currently, we are running multiple projects in Myanmar, Cambodia and Thailand. The Bangkok office serves as the epicentre of our Indochina operations.

The next market we should explore is possibly Africa. We should bring to them the Singapore way of doing things. Because I think, internationally, the Singaporean way of doing things and brand are admired and recognised, and many countries would like to adopt it. However, the challenge is not to replicate it wholesale, but, rather, localise it for developing countries.

Another challenge is to get everybody out of their comfort zones. Working in Singapore, KL, or Bangkok is comfortable. But when you venture beyond, say to Mongolia, Nigeria, Tanzania, Uganda – people see it as a hardship posting. But hardship postings come with their rewards eventually. They need to be seen as a long-term investment, rather than a short-term gain.

### What do you see as the evolution of the Singapore brand, or Singapore Inc as you call it?

We already have ONG&ONG 360. The next phase of calibration will be having the 360 on the same frequency. I'll explain. Previously, it was 360 architecture or design, 360 engineering, and 360 management. Now, how do we calibrate the frequency of these three disciplines – design, engineering and management – to the same wavelength. So that architects begin to think like engineers, engineers begin to think like architects, and architects and engineers begin to think like project managers. We need to get like-minded people to work together, and to share a common vision and goals and objectives.

### How is ONG&ONG, or Singaporean design and architecture, perceived within the frontier markets and the emerging world?

What gives us an advantage when we venture overseas is that we're a Singapore-based company. Singapore Inc is held in high regard. Integrity is the number one quality that every overseas client wants. It's why they want to engage us. But if we just keep up with those fundamentals, the rest of the market will catch up. So, how do we reinvent ourselves? We need to include place management. Essentially, it's about how we take the lead and organise for the client the true potential of their site. Rather than clients coming to us and saying, "I have

this site", we do it the other way round. We perform due diligence and research. We find out which of the client's sites have development potential. We have to do a lot more than just telling a client what to do. We have to put on a show and tell, and expose them to different opportunities, so they can think about the options and choose.

This is the kind of value-add we need to bring to the table. Gone are the days where clients will give jobs. These days, they look for ideas, new insights, new possibilities. That way, we become their architect of choice, because they know that ONG&ONG will value-add from day one.

### You're the new CEO, but you're remaining on the executive committee. What does that change entail?

I don't see it as a change, but more as a natural progression. And with natural progression, I always believe that success is 1% inspiration, 99% alignment. You can have the best of plans, but if there's no alignment where people buy in, then it's pointless. At ONG&ONG, the directors and EXCO, in particular, are all hands-on in the way the firm is managed, the way we operate the business, the way we do business development. We help one another. I may not be the best person to do, say, an industrial building, but I could be the best person to do business development. That way, we get clients and connect them with those in the firm who have the track record.

### It sounds like the chips aren't all stacked against ONG&ONG. What are the types of jobs ONG&ONG should target to keep itself on track?

At the moment, our strength is in housing and infrastructure. And, to a lesser degree, though it's growing, institutional work. In the next few years, a lot of new work will

come out of the public sector, rather than the private sector. So, we need to know how public sector clients think. What are their KPIs, their concerns? We then plug in, play within those constraints and turn them into advantages in our approach. On the human resources side, we need good, like-minded people who are team players. Think of us as a hand. Attached to the palm are five fingers – each on its own is limited. But when the hand works as a whole, it does amazing things.

### What's your advice to a young designer who wants to know how he can contribute more to the firm?

First, know yourself. What are your aspirations over the next two or three years? Because that's how long a typical project takes to gestate. On that point, I stress that we need to approach our staff on a one-to-one basis, and not a standard company policy. A qualitative, matching approach gets the best out of people. You don't ask an architect who is strong in contract management to focus on design when it might not be his or her forte.

## A FRESH START

# Q+A

Tan Peck Khoon  
GCOO

Our new GCOO  
Tan Peck Khoon gives his  
views on taking on fresh  
challenges.



You find encouragement  
in the small successes  
along the way because  
every small success is  
an important success.  
That way you won't lose  
interest. You take pride  
in what you do, and you  
won't get discouraged.



### How have things been going as ONG&ONG's new GCOO?

Busy! I've invested time getting acquainted with the different directors and departments within the firm. I need to understand what's going on in the organisation as a whole.

### Coming from the engineering side of the company, how do you think your promotion will affect the EXCO considering it has traditionally been architecture-led?

The world is changing, so we have to find ways to manage the change. We have to reposition ourselves, because what we have in this organisation is uniquely us. We have all the various disciplines from architecture, landscape and ID, to engineering and project management - we have everything. In the current financial environment, the requirements of our clients will change, and affect the way business is done. On our side, we have to formulate and implement certain changes, so that we can secure our competitive advantage.

### There's a little bit of anxiety about the gloomy forecast for the industry. What's your take?

First, we cannot say we are recession proof. We do have a certain market share, but our competitors, including foreign consultants, are in the same type of business. So, we have a lot of work to do. Especially in engineering, maybe not so much in architecture. I mean, we are not always

competing directly with them, but we survive within the context of our own ecosystem. There's a particular zone in which we can survive. You don't want to be competing too high, but you also don't want to aim too low as there'll be problems. There's a sweet spot that we can thrive in. And I think, as a group, that's something we need to do: find that sweet spot.

### So, how should we behave or react?

Slow downs come and go. It's all part of the cycle. Yet, people tend to behave this way: if this year is good, and last year was good, we naturally have the tendency to think that next year will also be good. So the corollary is that we tend to think if this year and last year were bad, then next year will be too. But life isn't like that. Because you usually can't predict what will happen. One should not be too pessimistic, but at the same time, we shouldn't be overly optimistic, either. There's a Chinese book called Yi Jing, which roughly translates to 'The Book of Change'. It says that people tend to think of life in terms of up and down, but really, life is a cycle. Things are actually oscillating. So when times seem bad, there are many things you can still do. But you must respond. Like mitigation, reposition, search for new ways to sustain and improve, aim for better operational efficiency. This is to ensure the organisation's longevity.



### How can ONG&ONG up its game to compete on an international level?

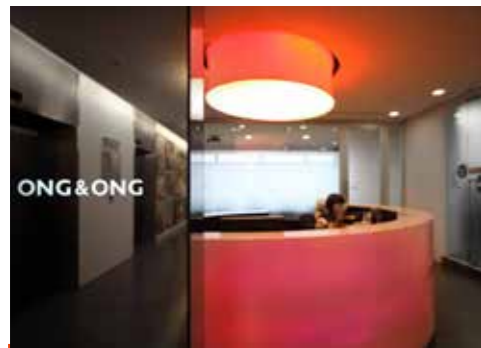
ONG&ONG's architecture practice has to be the prime mover of the group. And I think over the last five years, we've established ourselves in Malaysia, Vietnam, Indonesia, and Indochina, and so we will ride this momentum. The uniqueness of the organisation and the way that it's structured mean that once the architects are able to break into the market, the rest - including everyone from landscape and ID, to engineering and management - will ultimately follow.

### What can ONG&ONG do to be in good stead over the next few years, and beyond?

We have to love what we do. But to say that you love something is not always enough; not unless you can be successful like Steve Jobs. So, sure you can say money is not important, that you want to love what you do. But to love something, you really have to work at it. And in that process of working, you need to have a lot of small successes. Because the small successes are really the way to like, and eventually love, what you do. You find encouragement in the small successes along the way because every small success is an important success. That way you won't lose interest. You take pride in what you do, and you won't get discouraged. And it's not just that. The people you work with count for a lot. The environment matters.

# A DAY IN THE LIFE OF ONG&ONG

Join us for a rare behind-the-scenes glimpse of the goings-on at ONG&ONG.



If innovative environmental design solutions are the face of ONG&ONG, then these unsung heroes are the beating heart of the company – the intrepid innovators and talented corps that keep the different parts and components moving in sync. And spinning around the gravitational core of the Singapore headquarters are the firm's other 12 offices.

In this setting, where creativity and inspiration collide on uncounted projects, the days are packed as staff and clients flow in and out, and designers, engineers and project managers in 20 major cities around the world work on a 24/7 schedule. Take a peek into a day at ONG&ONG.

**Koon Im Quek**  
Director  
Administration



**09:15**

When it comes to creativity, there is no down time. Whether it's 9am in Singapore, or 9pm in New York City, an ONG&ONG office buzzes. In particular, our Administration Department works around the clock as it mans the back offices and frontline.



**Ong Yu-Phing**  
Director  
Information  
Technology



**10:30**

In a world where all data and functions are computerised, information technology has become a central component of our lives. Architecture and design are expressed electronically, as fast as the already lightning pace of modern technology allows. This makes our IT Department the central nervous system of ONG&ONG, helping us to function as a global enterprise that is agile, fast paced and efficient.



Today's cutting edge is tomorrow's obsolescence. To keep the firm at the forefront of technological advancements, our IT team stays on top of its game by keeping in touch with developments as they occur.

**Liang Lit How**  
Director  
Learning &  
Development



**11:20**

At ONG&ONG, our greatest resource is our people. We encourage self-investment, and value talent. Which is why we take such pride in our enrichment and life-long learning programmes – exemplified by our Learning & Development Department – that keep staff sharp and ready for challenges.

Running a host of initiatives and programmes that expand professional horizons and target the personalised career needs of individual staff, departments and the entire firm, the Learning & Development Department separates ONG&ONG from the pack.

**Pauline Choo**  
Director  
Finance



**13:00**

The business of architecture and design is an expensive one. And at the level that ONG&ONG operates, the numbers and contractual obligations can be especially complex. A very specific skill set is needed to keep the fiscal ship on course. Our hats off to the Finance Department for performing their challenging tasks with such aplomb.



**Daniels Chandra**  
Director  
Design  
Technology



**14:15**

The Design Technology department and ONG&ONG studios embrace the digital transformation that is constantly evolving in the built environment industry. Focusing on Integrated Building Information Modelling (BIM), Virtual Design and Construction (VDC), simulation tools, computing & automation, as well as information management, our specialists oversee the technological transition of all our projects, in order to achieve productivity and coordinated deliverables.

Latest additions to our Integrated BIM technology capabilities include Augmented Reality (AR), Virtual Reality (VR) and Realtime Rendering, which are deployed in our projects – positioning ONG&ONG as an industry leader in design innovation.

**Sharon Baptist**  
Director  
Knowledge  
Management



**15:45**

The importance of a good human resources department cannot be overstated. Needless to say, it's no easy task to create a work setting that is not just comfortable, but that is also ideal for sparking creativity. ONG&ONG's HR Department works hard to ensure that every draftsman or designer, executive or director that works at the firm has the ideal work environment in which to excel.



**17:30**

Singapore's world-class building and construction industries have created many iconic silhouettes. Much is owed to stringent BCA (Building & Construction Authority of Singapore) guidelines. These are constantly updated, which means that ONG&ONG's Knowledge Management Department is indispensable for keeping the entire firm up to date on crucial developments.



## BACK TO THE FUTURE

The past twelve months have teemed with exciting new projects. Herewith, a selection of ONG&ONG's finest moments featuring a range of scales and sophisticated typologies. Above all, these projects showcase the firm's unparalleled ability to conceptualise, design and develop important projects that are truly next generational.



**Gateway Theatre**  
Singapore  
**Commercial**  
*Architecture, Landscape, Lighting, M&E*

The design of the new Gateway Theatre blurs the boundaries between spaces, mimicking the fluidity and spontaneity of a theatrical set, with touches of green and nature.

The old theatre was revamped into a grand nine-storey building that boasts a vast 1,500-seat auditorium, a roof garden on the sixth floor, and even a soaring double-volumed black box theatre.

For this project, the underlying intention was to reach out to the heartland community by providing a true nucleus for the neighbourhood.



**Mercure Hotel**  
Singapore  
**Commercial**  
*Architecture, Interior Design, Landscape*

This 395-room hotel is located at the nexus of Singapore's vibrant leisure, business and cultural districts. The interiors channel an eclectic and playful personality, with vibrant colours and influences drawn from the local cultural heritage.



**Greyform Building**  
Singapore  
**Industrial**  
*Architecture, Brand Engagement, M&E*

This complex comprises a four-storey factory, a three-storey office headquarters, and a 12-storey dormitory. The brief was to create a cohesive brand, in which a warm, inviting and expressive environment dovetails with fine attention to detail to form a delightfully modern industrial workspace.



**140 Robinson Road**  
Singapore  
**Mixed-use Development**  
*Architecture, Interior Design, Lighting*

Centrally located in the heart of Singapore's CBD, this unique freehold development offers an attractive mix of retail and commercial spaces. Distinctive Art Deco flourishes are writ large in the building's architecture and interior design.



**Kamala Kandara**  
Bekasi, Indonesia  
**Residential**  
*Architecture, Brand Engagement, Interior Design*

Styled as a new residential hub in the city centre of Bekasi, Kamala Kandara offers a new lifestyle environment. By adopting the theme of "Valley dwelling – We are part of Nature", the development reimagines the ideal of high-rise living through architecture that simulates a cascade of natural terrain.

### MRT Stations

Singapore  
**Infrastructure**  
*Architecture*

#### The Downtown Line

Singapore continues to expand its world-class network by grafting new lines and stations onto the existing system. ONG&ONG's contribution to the Downtown Line project comprises three stations that feature design elements that are not only contemporary, but also environmentally sensitive.



#### Tan Kah Kee Station

Taking its design cue from the open, park-like setting, this station's overarching theme is 'nature and flow'. The entrance pavilions have been conceived as a continuous enveloping canopy, with a distinctly modernist feel of clean geometric lines, and green panels.

#### Sixth Avenue Station

The air inspired this station. Enamel glass stripes of different shades of blue lead the eye from one entrance pavilion to the next. The design continues to flow down to the lower levels in dips and curves to suggest air flow.

#### King Albert Park Station

A water theme pervades the design for this station, the element reflecting the canal beside it. Enamel turquoise and blue-green panels suggest the broken surface of water, a concept continued in the vertical and rippled patterns in the platform.



**Residence 28 Condo**  
Jakarta, Indonesia  
**Residential**  
*Architecture, Interior Design, Landscape*

Residence 28 in Jakarta's Jalan Panjang is located in front of an existing townhouse, which serves as an extension of the development. Open and enclosed spaces provide natural ventilation, whilst a sky-garden, lush greenery, pools and pavilions accentuate the clean cut design.



**Katto**  
Singapore  
**Commercial**  
*Brand Engagement, Interior Design*

The name refers to the art of cutting raw fish. The brand identity was formed by a combination of colour and aesthetics, which also informed the interior design scheme.



**CFS Factory**  
Singapore  
**Industrial**  
*Architecture, Interior Design*

The new Commonwealth Capital headquarters is a sprawling 300,000m<sup>2</sup> six-storey facility integrating spaces for production, research and training. Its state-of-the-art -28°C cold warehouses also feature a labour-saving, automatic storage and retrieval system.



**Residence 60**  
Ulaanbaatar, Mongolia  
**Residential**  
*Architecture, Brand Engagement*

Situated in the heart of central Ulaanbaatar, Residence 60 is a stunning 60-unit development that offers a host of modern conveniences alongside breathtaking panoramas of the city. Ideal for families and executives, this is the first mid-level residential development in Ulaanbaatar to offer luxurious soho and duplex units.



**Seletar and Ulu Pandan Bus Depots**  
Singapore  
**Infrastructure**  
*Architecture, M&E*

The Seletar and Ulu Pandan Bus Depots are initiatives by Singapore's Land Transport Authority to provide more bus parking and repair facilities for new commuter bus routes. In a very subtle way, the design reflects the notion that transportation is essentially about moving people – which explains the idea of movement that unfurls across what is, fundamentally a functional, utilitarian building.

A linear ribbon of windows undulates along the pre-cast façade panels and perforated metal screens. The variation in window size and shape creates a dramatic sense of change. Here, form follows function – full height windows serve large gathering spaces like the canteen, while offices and operations have smaller windows.



**ACE Centerpoint Shopping Center**  
Koronadal, Philippines  
**Commercial**  
*Architecture, Interior Design*

Comprising two blocks of five-storey commercial space, the ACE Centerpoint Mall is located in the City of Koronadal. The project features biometric architecture, where traditional Filipino colours, patterns and motifs create an intricately modern design.



**Toronto House**  
Singapore  
**Residential**  
*Architecture*

Set within a secluded residential community in central Singapore, this two-storey L-shaped bungalow expresses vernacular residential architecture in modernist terms. The design is distinctly modern and comfortable, whilst landscaping creates a lush tropical aesthetic.



**Katong Square**  
Singapore  
**Mixed-use Development**  
*Architecture*

Katong Square is located in a vibrant part of East Coast Road. New and old architecture have been juxtaposed as the area's rich Peranakan heritage is paired with modern details in a sustainable Green Mark Platinum winning design.

### JMRT

Jakarta, Indonesia  
**Infrastructure**  
*Architecture*

Good architecture invokes a sense of place. For Jakarta's new train line, the design was based on the need for positive urban integration – specifically, a transportation system that minimises its impact on its setting, while providing for future expansion. The richness of Muslim culture, especially the colourful art, personalities and history of the areas along the route, is reflected in the design and resulting unique identity of each station.



**Senayan Station**  
Located within the Senayan City shopping district, one of Jakarta's most affluent areas, Senayan station features an overlapping circle motif that represents how the intricacies of daily life are interlocked between past and present.

**Istora Station**  
An acronym of Istana Olah Raga (The Sports Palace), Istora pays tribute to Indonesia's reign as Thomas Cup badminton champion. Indeed, the active sports theme is expressed by modular elements throughout the station, shot through with a wave-like motif that's based on athletic movement.

**Bendungan Hilir Station**  
This station was inspired by nature, which is particularly apt given that it's situated next to a river, and its name literally means 'downstream of the dam'.

**Setiabudi Station**  
Named in honour of Indonesian freedom fighter and politician Danoedirdja Setiaboeadi, this station is located in Setiabudi City's CBD. The simple elegance of the design was partly inspired by the fight for Indonesian independence.



**Centre for Fathering**  
Singapore  
**Institutional**  
*Interior Design*

This non-profit organisation aims to foster the bond between father and child. The design is based on the idea of bringing the outdoors inside to create an indoor play area, as well as a number of spaces for various activities, events and programmes.



**Dunbar House**  
Singapore  
**Residential**  
*Architecture*

Located within an upscale suburb in eastern Singapore, Dunbar House epitomises the successful working relationship between client and architect. The final design combines contemporary style with hints of classic shophouse aesthetic, to create a tasteful, modern family home.



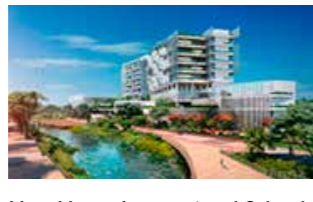
**Koon Seng Road Shophouse**  
Singapore  
**Residential**  
*Architecture*

This two-storey corner shophouse boasts a distinctive façade, a spacious second floor balcony, and a bucolic courtyard that's anchored by a water feature and tree.



**Inflora Condominium**  
Singapore  
**Residential**  
*Architecture*

Located along Flora Drive, near Changi Airport, Inflora consists of 396 apartments spread over nine 8-storey blocks. Architecturally, the project takes its cues from the East Coast setting with a tropical resort vibe.



**New Nexus International School**  
Singapore  
**Institutional**  
*Architecture*

A 12-storey building consisting of a podium block and upper level tower block, the Aljunied Road development houses a host of facilities, including a swimming pool and football pitch. Completed together with Broadway Malayan, it targets an enrollment of 2,000 students across the preschool, primary and secondary school levels.



**3A King Albert Park**  
Singapore  
**Residential**  
*Architecture*

Set in one of Singapore's most luxurious neighbourhoods, the elegant design of this family home is a vivid reimagining of modern tropical living.



**Siem Reap Botanic Residences & Lifestyle Mall**  
Siem Reap, Cambodia  
**Mixed-use Development**  
*Architecture*

Shortlisted for the World Architecture Festival Awards 2016 in the Future Projects – Commercial Mixed Use category, this project is conceptualised to allow civic and community life to take root. In particular, subtle urban elements suspend the architecture in an intriguing experiential matrix.



**Plentyfull**  
Singapore  
**Commercial**  
*Experience Design*

Based on the idea of a friend who serves hearty meals within a community of adventurous spirit and comfort, Plentyfull brings a differentiated F&B experience by integrating a fine casual dining restaurant, grocer and culinary studio.



**Ningbo Hanvos Health Women & Children Health Care Center**  
Ningbo, China  
**Institutional**  
*Architecture*

The project is meant to provide the highest standards of female and child healthcare needs. To that end, the design team converted office spaces to create state-of-the-art medical facilities.



**Akruiti Ark**  
Bangalore, India  
**Residential**  
*Architecture*

Inspired by the first letter of the Hindi Alphabet, this high-end residential development promotes community living. Each of the 72 lavish row houses and 48 apartments follows the precepts of Vastu Shastra, bolstered by wonderful recreational facilities that promise an extraordinary life.



**The Park, Mumbai (Hotel Fition)**  
Mumbai, India  
**Commercial**  
*Interior Design*

Located within a compact quarter of Mumbai, this five-star 60-room boutique hotel caters to a younger crowd. For that reason, carefully curated art and graphics riff off the multi-coloured glass façade, whilst the interiors are a seamless contrast of light and colour.



**Vertical City @ Jemursari**  
Surabaya, Indonesia  
**Mixed-use Development**  
*Architecture*

This is an ambitious mixed-use project that consists of offices, hotel, ballroom, and residential apartments within the Royal Paragon development in Surabaya's Jl. Jemur Andayani. The design connects various components by stacking the disparate volumes to create spaces and homes for residents to live, work, and play.



**Amaya Duta**  
Kuala Lumpur, Malaysia  
**Residential**  
*Architecture*

An imposing trio of luxurious high-rise towers contains 1,376 serviced apartments. The towers sit on split-level podiums, and feature swanky facilities and amenities like sky lounges and a rooftop Sky Pool.



**Setia Eco Templer**  
Selangor Darul Ehsan, Malaysia  
**Residential**  
*Architecture*

Setia Eco Templer is adjacent to an enchanted forest reserve that brims with waterfalls, jungle streams and trails. Envisioned as a quaint colonial era English township – complete with terraces, semi-detached homes and exclusive bungalows – the development evokes an inimitable sense of living with nature.



**Sekitar 26 Business**  
Kuala Lumpur, Malaysia  
**Commercial**  
*Architecture*

Conceived as a neighborhood commercial centre, Phase 2A of Sekitar 26 will kick-start an exciting transformation of Shah Alam's Section 26. Designed to create a sense of community, this cluster of three-storey buildings is punctuated by natural lighting and lush landscape that create openness and flow between indoor and outdoor spaces.



**D' Sands**  
Kuala Lumpur, Malaysia  
**Residential**  
*Architecture*

This serviced apartment is set on Kuala Lumpur's vibrant Old Klang Road. Boasting a prime location that's surrounded by modern amenities like schools, the 365-unit development is also well connected to the city by a network of highways and public transport options.



**Oasia Suites**  
Kuala Lumpur, Malaysia  
**Commercial**  
*Interior Design*

The Oasia brand's first property in Kuala Lumpur, the Oasia Suites KL is situated within KL's Golden Triangle. The interior design reflects the five natural elements, where colours, materials and textures manifest in both private and public spaces.



**Aspire**  
Yangon, Myanmar  
**Residential**  
*Architecture*

Just 20 minutes from the city centre, Aspire is poised to become the standard for Yangon's luxury residential developments, its design is an apt homage to the city's dynamism. An undulating façade, and a striking silhouette are paired with panoramic views of the sprawling cityscape.



**The Capital Towers**  
Quezon City, Philippines  
**Commercial**  
*Architecture*

The design of this ambitious project incorporates triple towers with contemporary lines, well-conceived facilities and inter-connected spaces. Dramatic red ribbons feature prominently within the development, providing an aesthetic touch that transforms the whole into a symbolic gift to the people of Quezon City.



**Taroko Pacific Hotel & Serviced Apartments**  
Taiwan  
**Commercial**  
*Architecture*

Framed by majestic mountain vistas and spectacular ocean views, the new Taroko Pacific bridges a glorious mountain backdrop with the expanse of the Pacific Ocean. Consisting of three segregated blocks, the final design resonates with the site's breathtaking natural terrain.



**P52 Show Villa**  
Thailand  
**Residential**  
*Interior Design*

The interiors of the villa were designed to inspire fine, contemporary living for young families. Light toned materials provide an interplay of textures and aesthetics, infusing the spaces with a sense of vibrancy, liveliness and warmth.



**Astor Place Townhouse**  
New York City, USA  
**Residential**  
*Interior Design*

This six-storey townhouse, built in 1861, is part of a 20-unit residential development. Through a careful selection of materials and sustainable green design, the building's historic character has been restored, while ably accommodating a mix of modern residential and commercial uses.



**Charmington The Louver**  
Ho Chi Minh City, Vietnam  
**Residential**  
*C&S, M&E*

This centrally-located luxury condominium represents the best of big-city living. The 20-storey development will feature 120 residential units, and modern facilities such as a basement mechanical carparking system.



**Estella Heights**  
Ho Chi Minh City, Vietnam  
**Residential**  
*Interior Design*

This one-of-a-kind multi-tiered development comprises a range of configurations for the 376 apartments and penthouse. The sheer quality of the work reflects the robustness of the Vietnamese economy.



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# MAKING ICONS

A survey of ONG&ONG's  
marquee projects in 2016





# Bedok Integrated Complex Singapore

Directors  
**Ashvinkumar Kantilal** Architecture, Lighting  
**Lena Quek** Landscape  
**Shahrom Bin Mohamed Ariff** Mechanical & Electrical Engineering

Team Leader  
**Robert Brodeth** Architecture

BCA Green Mark  
Platinum Award, 2016



To speak of progressive community building is one thing. To integrate this ideal with thoughtful function and more than a huge dose of environmental awareness is quite another.

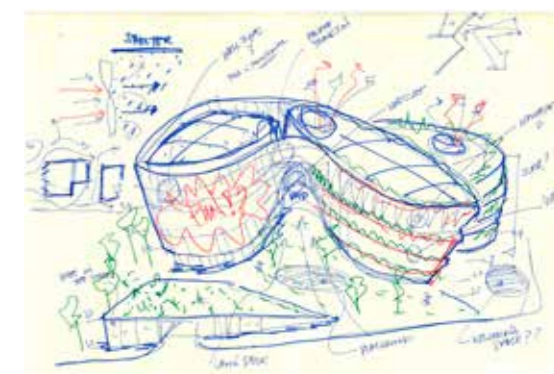
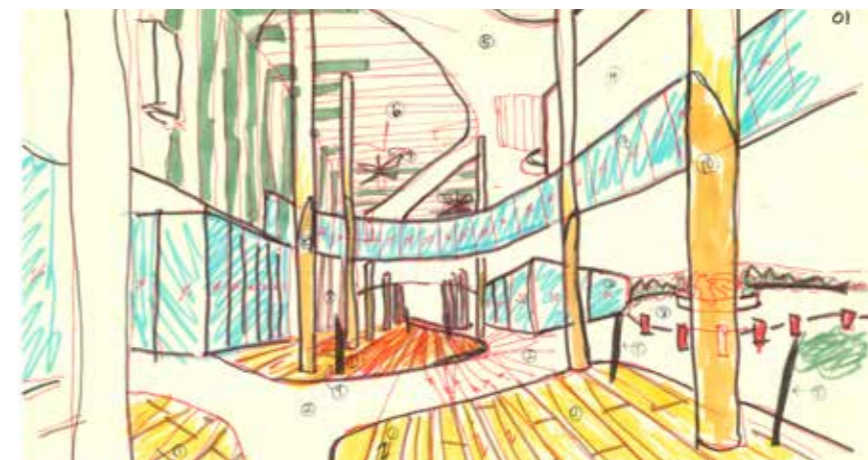
Enter the seven-storey Bedok Integrated Complex which is due for completion in early 2017.

Almost four years in the making, the enormity of the task isn't lost on anyone, least of all the ONG&ONG team led by project director Ashvinkumar Kantilal. By any yardstick, the Complex is a watershed. Combining a community club, sports and recreation centre, public library, medical polyclinic, and a senior care centre in one building, the ambitious project is the headliner of the Singapore Housing Development Board's 'Remaking Our Heartland' initiative to rejuvenate Bedok Town Centre.

Every detail has been engineered to minimise energy consumption and reduce operation and maintenance costs. Functional spaces are located on lower floors while a covered area stretches 145m across the site to provide a naturally ventilated public atrium that's ringed with shops, restaurants, and walkways. An elevated podium creates micro-climates around the internal public areas.

Thick greenery lines every level, wrapping the façade in a gigantic terraced green wall that integrates rainwater and grey water systems. The fierce tropical heat is tempered by tapered glazing and visually unobtrusive brise soleils.

To say the least, the design is both unique and unprecedented in its scope and ambitions. "We wanted to create an architecturally distinctive community building that is characterised by its sustainability, and comfortable recreational spaces," says Ashvinkumar. "It was important that this be an ideal integrated lifestyle destination for residents and visitors alike."



Early sketches ideating the BIC design.



## Faber-House Singapore

Directors  
**Diego Molina & Maria Arango** Architecture

SIA Architectural Design Award,  
Honourable Mention, 2016



Set within a quiet, well-heeled residential neighbourhood sprinkled with bungalows in western Singapore, Faber-House was a project that's firmly focused on its young family.

The brief called for a space that could accommodate not just the clients' two grade-school-aged children, but also their family and friends and large get-togethers where food takes centre-stage.

Working with a sizeable plot of land, ONG&ONG's specialist residential studio, helmed by award-winning duo Maria Arango and Diego Molina, aligned the new house to one side of the site. This optimised space usage, and allowed the inclusion of a garden and a lap pool.

Two stacked rectangular volumes form the core of the residence, while a sand-coloured zircon wood panel façade lines the foyer, separating the stone-lined driveway from the lap pool and outdoor deck just behind.

The dramatic living area erases the line between interior and exterior spaces through a system of retractable glass windows.

The timber motif from the entrance is repeated at strategic points. It is at its most effective when it frames a panel that demarcates the spacious living area and the adjoining kitchen. Here, at the heart of the home, sleek, dark stone and tile anchor a kitchen island that's conceived as a culinary laboratory and stocked with top-of-the-line kitchen equipment.

Meanwhile, the different levels of Faber-House are connected by a spectacular staircase that rises up the double-volumed space. Fabricated from folded, black sheet metal, the sculptural steps segregate the private quarters on the top floor from the cavernous basement entertainment area and the ground floor common areas.



The foot of the staircase lands in the basement, where sheet metal, textured concrete, timber strips, and rough gravel meet a Zen-inspired rock garden that's accented by natural light trickling down from the intricate fenestration that lines the stairwell above.

The basement cleaves close to the brief of family home. Kitted out with a state of the art entertainment system, it adjoins a professional-grade wine cellar and a 3.6m<sup>2</sup> bomb shelter reinforced by 300mm-thick concrete. A neon pink sign adorns the dark stone central wall, flickering the ironic observation that "Happiness is Expensive".

On the upper private floor, the spacious bedrooms include junior suites with en-suite bathrooms and a walk-in wardrobes.

The master bedroom is particularly bucolic. Washed with natural light and cross-ventilation, it features floor-to-ceiling windows that open to panoramic views of

the surrounding neighbourhood. Skylights in the bathroom and walk-in wardrobe add to the sensation of openness and airiness, while green planter spaces in the shower and commode provide both an organic touch, as well as natural air wells that promote internal air circulation.

Perhaps the most striking feature of Faber-House is the perforated aluminium mesh screen that encases the second storey. Outlined with the silhouette of a lush, tree-lined forest, it shields the living spaces within from the sun's heat and glare, while providing, literally, a sense of elevated privacy and a tantalising interplay of light and shadow throughout the day.





## Red Cross House Singapore

Directors

**Ashvinkumar Kantilal, Diego Molina,**

**Maria Arango** Architecture

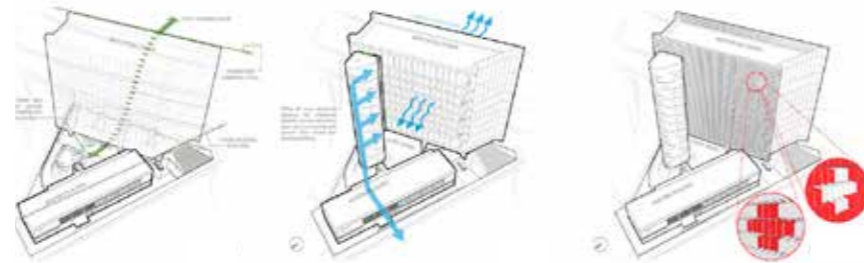
**Goh Teck Sin** Civil & Structural Engineering

**Lena Quek** Landscape

**Shahrom Bin Mohamed Ariff** Mechanical & Electrical Engineering

Team Leader

**Lee Cheow Yeoh** Architecture



3D modelling showing the new aspects of the Red Cross redevelopment.

A canny blend of aesthetics and function, ONG&ONG's design for the redevelopment of Red Cross House responds to a brief that demanded two fundamental considerations – the preservation of the original structure, and the introduction of a new building within the existing site.

The starting point was to connect the Singapore Red Cross Society's rich heritage and legacy by restoring the building to its original state in a way that emphasises and interprets the organisation's storied 70 year history from a modern perspective. This is achieved by the introduction of the new building, whose design not only accentuates the existing site and accommodates the

Red Cross's current needs, but is also mindful of possible future expansion.

The design for the new structure underscores aspects of the site's vernacular architecture. Relating geometries are incorporated to create congruence between original and new. Spaces that link the two buildings are conceived with adaptive flexibility in mind. The orientation of the new office plaza – which features a core that's separate from the main building, and which is pricked with skylights – mirrors nearby Fort Canning Hotel.

The façade on the plaza's north and south is easily the project's most striking feature.

Employing an innovative use of concrete, it playfully incorporates the Red Cross's signature scarlet and white colour scheme to create the shape of folding planes. This simple, yet eye-catching, optical effect exemplifies the project's easy amalgamation of form and function. Specifically, the façade, in addition to its aesthetics, serves a more subtle green function by providing shade to help regulate internal temperatures.

Complementing the design team is ONG&ONG's cross-disciplinary services which offer a 360 approach that harnesses a formidable arsenal of architecture, engineering, interior design, and landscaping capabilities and expertise. In that regard, the Red Cross project moves a step beyond contemporary green building standards and sustainability practices by pioneering the next evolutionary step in built environments.

As the first firm in Asia to introduce elements of the innovative WELL Building Standard, ONG&ONG has long championed architectural and interior design trends that combine human health and well-being with sustainability. In other words, the firm is the

ideal exponent for the creation of a building that optimises occupant well-being with minimal environmental impact.

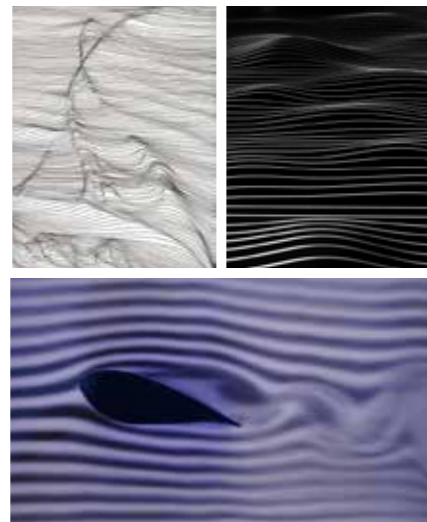
Bearing in mind that the majority of the occupants and users of Red Cross House devote themselves to the spirit of selflessness and volunteerism, it was important that ONG&ONG integrated its WELL Building Standard and systems in a way that enhances overall comfort, health and wellbeing. Specifically, this includes measures that augment air quality and lighting levels, while optimising space.

The Red Cross House project is a timely opportunity for ONG&ONG to work on a project that references a nostalgic past, but without losing sight of modern amenities and facilities. The hope is that the design meets not only the needs of the Singapore Red Cross, but that it also reflects the character and identity of a truly eminent organisation.





Motion fluidity and aerodynamic shapes as design inspiration.



## Zhonghang (AVIC) Office Tower

Shanghai, China

Directors  
**Kenny Liu, Yen Hsinling** Architecture

When completed, this new office tower will be as much a landmark for Shanghai as it will be for the client, Zhonghang – a subsidiary of the Aviation Industry Corporation of China (AVIC).

For starters, the architectural language is a bold riff on fluid aerodynamic shapes. In creating the distinctive silhouette, ONG&ONG's designers dived into a thorough study of aerodynamics, drawing inspiration from the beautifully elegant and graceful celebrations of movement.

Though architecture needs stability, the final design incorporates certain principles of motion. This served two purposes. The first was to achieve structural stability against wind forces. The other was an aesthetic choice to accentuate the aerodynamic grace of the design.

The strong horizontal lines of the building's floors resonate with the most dominant building in the vicinity – the China Pavilion. In a very subtle way, they also reference, or echo, the local setting to achieve a contextual harmony that might otherwise have been missed.

The building consists of 17 floors of office space, and four underground floors of parking space. The first five floors feature common spaces such as a gym, conference hall, VIP meeting rooms, bar, library and an exhibition gallery lined with airplane models. These floors are framed by generous balconies that appear to be a continuation of the ground-floor landscaping. The 17th floor is reserved for a clubhouse that boasts a panoramic view of the Huangpu River and Pudong landmarks in the distance.





## Marvell City Surabaya, Indonesia

Directors

**Kurjanto Slamet** Architecture

**Lena Quek** Landscape

In many ways, the Marvell City project embodies the complexities of working in one of the world's largest emerging markets.

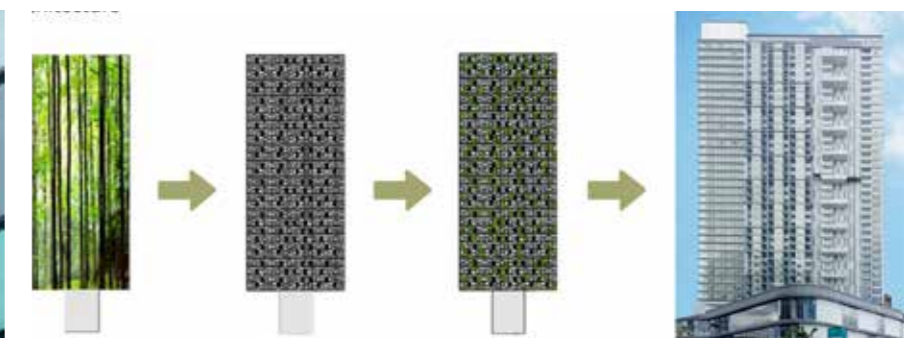
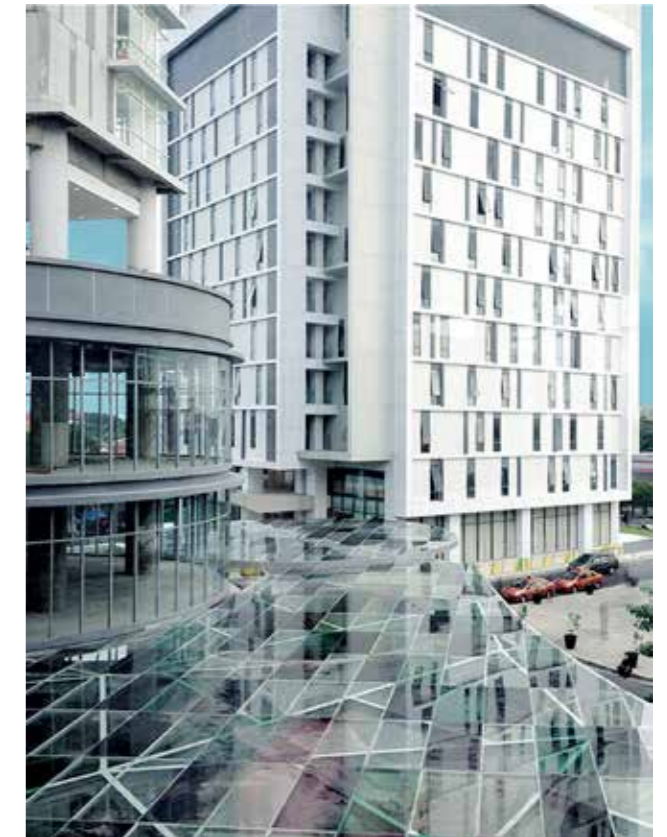
The site is shoe-horned into a busy intersection and bifurcated by a third road, where two half-erected concrete towers had languished since the 1998 Asian Financial Crisis. Rather than start afresh, the ONG&ONG team, led by Kurjanto Slamet, was guided by the idea of a palimpsest in which the new design was layered over the site and the existing half-completed buildings. The latter became the anchor of the development – an ambitious mixed-use complex of high-end apartments, coupled with commercial, retail and entertainment spaces.

The design concept is an inspired one, principally because whilst there are at least 10 major shopping centres in Surabaya, most are concentrated in

the city's north. Central Surabaya itself is poorly served with few public spaces in which residents can gather and interact in a meaningful way. "We intended for Marvell City to transcend its retail function and become an urban social point," Kurjanto explains.

A particularly inspired move involved transforming the third bifurcating road into a major pedestrian walk way that acts as an urban zipper to merge the two separated plots of land. In this way, volumes are created, not least a connecting path to future developments north of Marvell City.

The final design features three slender volumes oriented in a north-south direction to reduce solar exposure. This move also eliminated the wind-tunnel effect, allowing air to circulate in and out of the development.



Tree and Trunk

Branches

Foliage

The trunk, branch and foliage of a tree culminating in the nature-inspired building facades.

Equally subtle is the stylised rendition of forest green that inspired the building façades. The intention here was to create the feel of a green sanctuary within a landscaped urban space - resonating with the elevated tastes and sensibilities of an upwardly mobile consumer sector.



We intended for Marvell City to transcend its retail function and become an urban social point.





## Galle Face Hotel Colombo, Sri Lanka

Directors  
**Ashvinkumar Kantilal** Architecture  
**Tulsi Grover** Interior Design



Reception lobby sketch

What began as a restoration project on the oldest hotel east of the Suez quickly expanded to include a top to toe overhaul that tapped on ONG&ONG's interior design and refurbishment skills.

Built in 1864, the Galle Face Hotel in Colombo has hosted distinguished A-list aristocrats, celebrities and politicians. For over a century, the property toted its title as one of the "Seven Wonders of the Orient" with haughty aplomb.

However by 2011, when Ashvinkumar Kantilal and the ONG&ONG team were

brought in to spruce up the classic wing, time, corrosive sea air and over a century's worth of accretions had taken their inevitable toll. "Reviving this Sri Lankan jewel structurally and aesthetically was definitely a challenge," recalled Ashvinkumar.

The team pored over archival records and images to better understand and then reconfigure the public spaces and room facilities in a way that paid respect to the building's original colonial design, whilst gently adding a layer of modernity to make the entire hotel more comfortable and electronic-friendly.



Much of the old world charm was retained through aesthetic touches, as the design team sought to convey class and stateliness by evoking the hotel's colonial-era allure and vintage grace.

For added authenticity, local craftsman and experts were brought in to restore much of the hotel's antique furnishing. The extensive restoration included new F&B offerings, increasing the number of guestrooms and suites, and reorienting them to capitalise on the spectacular ocean views. A new basement car park was also inserted to deal with the increased number of vehicles frequenting the hotel's premises.



“Reviving this Sri Lankan jewel structurally and aesthetically was definitely a challenge.”





## Alma Resort Cam Ranh Bay, Vietnam

Director  
**Andy Goh** Architecture

Asia Pacific Property Award  
Awarded Best Hotel Architecture  
& Best Leisure Architecture, Vietnam



It's all very well to succeed on your own turf, in a place where your strengths are already a given. Building a reputation and a brand in another country – much less one that's in an emerging market where language and culture are formidable challenges – is a whole other proposition.

For Andy Goh, ONG&ONG's Architecture Director, frontier markets especially favour the adventurous, well-prepared designer. "These markets allow ONG&ONG to approach projects in a way that actually engage clients who are a bit more open-minded, as opposed to the really seasoned hard-core developer who knows exactly what he wants. It's why we're so bullish about the region."

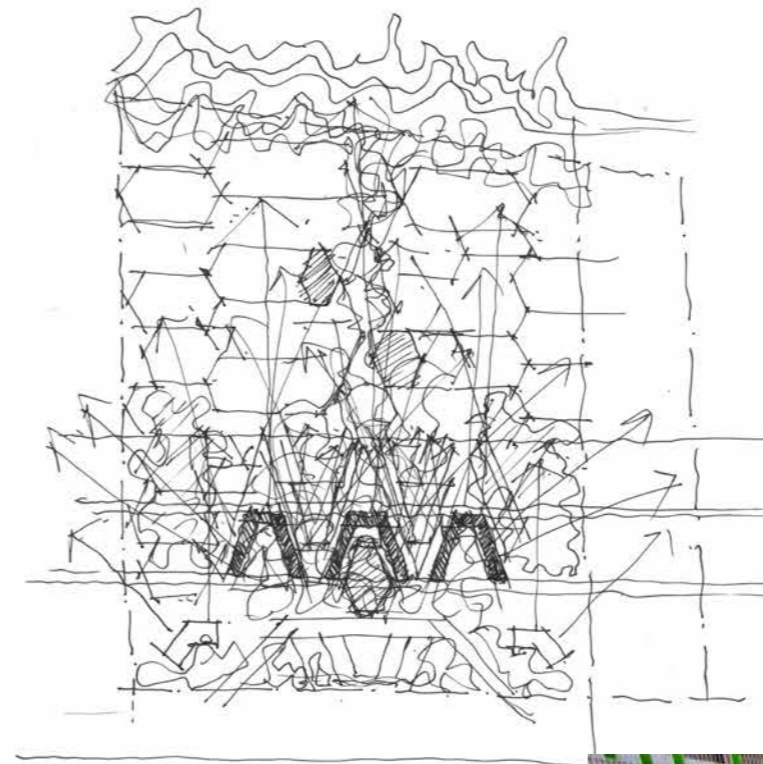
Case in point is the sumptuous Alma Resort.

Set on a sweeping crescent beach along the edge of the deep-watered Cam Ranh Bay, a brisk 30 minutes from Nha Trang, the resort sprawls out over 300,000 square metres of jaw-dropping coast, sea and lush greenery.

The underlying concept was simple enough: to showcase the resort's spectacular setting. However, the sheer enormity of the project and the challenging terrain required a careful negotiation between form and function – a balancing act where the resulting intricate design and innovative architectural language are not immediately obvious.

The architectural team responded to the pitch of the site by inserting a double-volumed podium beneath Alma's rear block. Three identical 13-storey block massings – each clocking in at an impressive length – were folded in to create three distinctive V-shaped buildings. In one fell swoop, the unexpected form elevates the perspective and allows panoramic views to be optimized.

A sequence of verandahs, deep overhangs, louver screens and manicured green roofs blur the line between built environment and the natural green of the landscape. Here again, form is cleverly balanced against function – the green roofs serve as a community space for guests while also providing insulation and improved energy



Hand-drawn sketch showing an overview of the Alma Resort site.

efficiency, while also regulating internal temperatures.

For Goh, the development is more than just another pretty resort. Here, on a pristine stretch of beach, is an example of design that is informed by the physical site and the needs of the client.

"Frontier markets give us the opportunity to do this," he says. "You find you can give your imagination a little more free rein. You get the chance to really push the envelope. Here, we've gone further, surpassing the model of the modern efficient building. And that's pretty awesome."



Frontier markets give us the opportunity to do this, you find you can give your imagination a little more free rein.

## Sala New Urban

Ho Chi Minh City, Vietnam

Sala Sadora & Sala New Urban  
Management House and Sales Gallery

Director

**Raymond Thai Don Thanh** Interior Design

Sala Sarica

Directors

**Hoang Huu Dung** Architecture

**Raymond Thai Don Thanh** Interior Design

**Dang Hoang Tung** Civil & Structural Engineering

**Ryan Huynh Ngoc Nghia** Mechanical &  
Electrical Engineering

**Huynh Thi Quoc Huong,**

**Lena Quek** Landscape

Sala Sarimi

Directors

**Hoang Huu Dung** Architecture

**Raymond Thai Don Thanh** Interior Design

**Dang Hoang Tung** Civil & Structural Engineering

**Ryan Huynh Ngoc Nghia** Mechanical &  
Electrical Engineering

**Huynh Thi Quoc Huong** Landscape

Sala Sarina & Shophouse  
(SH 1-11 Zone II)

Directors

**Hoang Huu Dung** Architecture

**Raymond Thai Don Thanh** Interior Design

**Dang Hoang Tung** Civil & Structural Engineering

**Ryan Huynh Ngoc Nghia** Mechanical &  
Electrical Engineering



Ho Chi Minh City is steeped in history. Once known as Saigon, the former French colonial capital features a dizzying mix of commerce and culture where classic Gallic landmarks mingle with towering skyscrapers to create an urban collage of old world charm and modern dynamism.

The latest addition to Ho Chi Minh's vibrant metropolitan fabric, Sala New Urban, is a mixed-use commercial and residential project. Located in the city's south in the up-and-coming Thu Thiem district along the picturesque Saigon River, Sala New Urban is the first salvo of a major urban redevelopment project that, when complete, will include an assortment of residential types ranging from luxury condominiums to stylish apartments, and elegant villas.

The client, Dai Quang Minh tapped ONG&ONG for the ambitious brief, which encompasses architecture, interior design and landscaping, and which will harness the combined efforts of the firm's Vietnamese and Singaporean offices.

Guided by the trifecta gold standards of ecology, wellness and refinement, the development will be anchored with lushly manicured landscaping, alongside breathtaking panoramas of the river:

Besides featuring some of the finest modern residential amenities and comforts, another highlight of Sala New Urban is the Shophouse, a distinctive design feature that combines both commercial and residential spaces within a retained classic shop frontage to create a distinctive old-meets-new aesthetic.



Shophouse (SH 1-1 Zone II)



Sala Sarina





## Rankine&Hill Oasia Downtown Hotel Singapore

Director

**Tan Peck Khoon** Mechanical &  
Electrical Engineering

The question of hidden depths that is captured by the aphorism 'what lies beneath' is particularly apt when applied to buildings. Beneath the sleekly designed facades of the buildings that make up the modern built environment is a complex, organic system of engineering without which the buildings would just be empty shells that are incapable of sustaining life or activity.

Case in point is the WOHA-designed Oasia Downtown, a mixed-high-rise development completed with Rankine & Hill Engineering. The project comprised a hundred office units, a 314-room hotel, and a clutch of fancy F&B outlets on the ground floor. Rising 27 storeys, the almost 200m high building occupies a surprisingly small footprint measuring 47m by 47m. That it still manages to feature three sky terraces speaks volumes to the intricate engineering, not the least of which are inverted L-shaped floor plates for each stack, and two sets of lifts that are stacked within the same shaft to serve different zones of the building.

The M&E systems, alone, are daunting in their complexity. For starters, tanks, pumps, and switchboards are segregated so that they serve the different strata titled areas of offices and hotel. And because the M&E floor is located on the 26th-storey, the M&E service design and distribution schemes had to account for the height that services need to travel to meet efficiency and pressure drops.

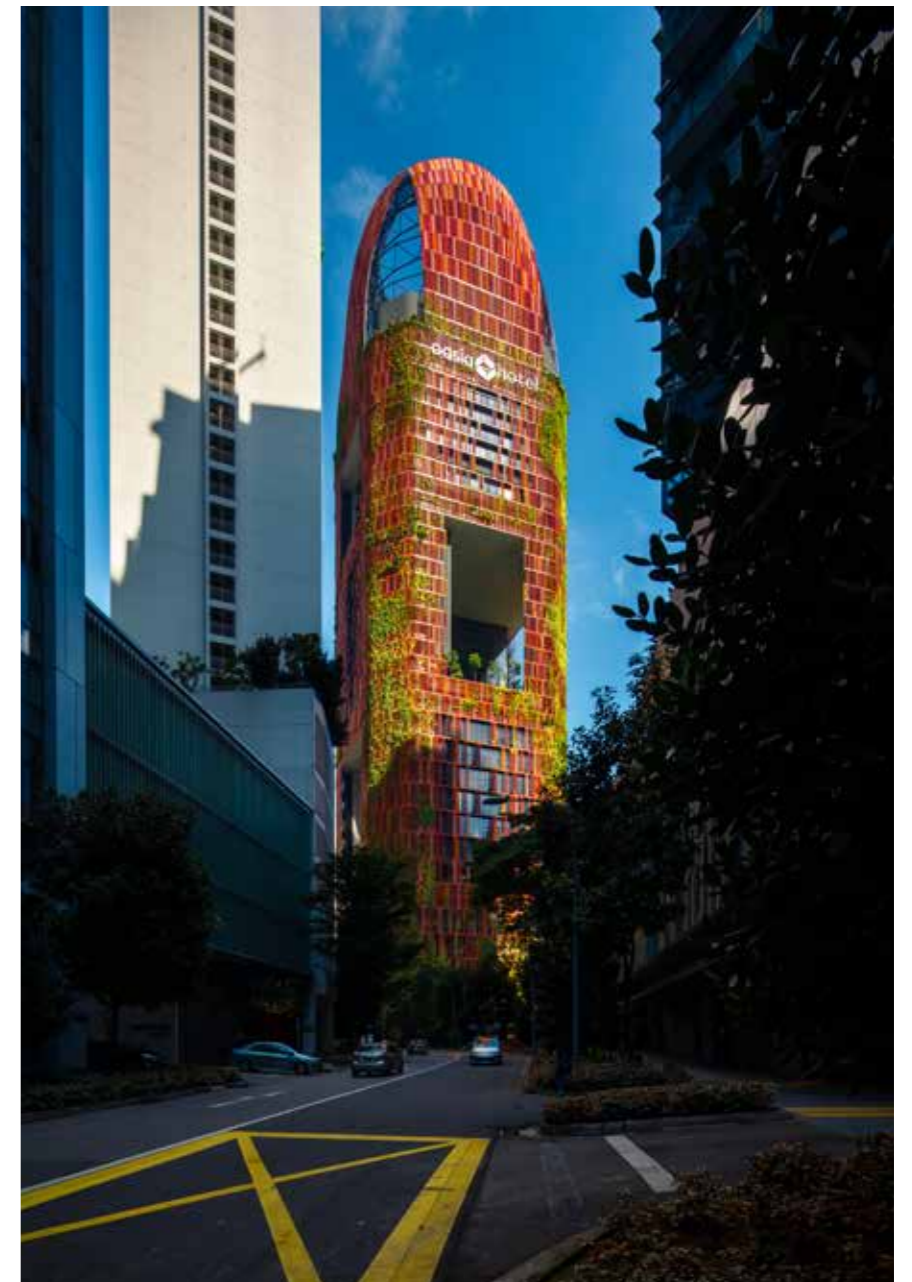
To address fire safety issues for the sky terraces, quick response sprinklers were installed at the perimeter of the glass edges, whilst additional sprinklers were installed near the unit glass facades facing the sky terraces.

And parsing Rankine & Hill's bent for space saving and environmentally sensitive designs, the building uses recycled NEWater to serve non-potable areas such as the irrigation system, cooling towers, and the flushing system for the hotel toilets. The result is minimised potable water usage and improved sustainability.

What's more, the hotel uses a high efficiency water cooled chilled water system that boasts an overall system efficiency of 0.65 kw/RT - far below the minimum BCA-specified 0.8kw/RT rating. Meanwhile, the cooling tower and chilled water pumps are equipped with variable speed drives that continue to operate efficiently even during part-load conditions. At the same time, an advanced building management and control system measures, controls and verifies the chilled water systems operation.

This mindfulness for energy conservation is carried through to the design of the service lifts. Taking advantage of the high travel speed and distances covered in the building, Rankine & Hill incorporated a regenerative drive. When the lifts travel up with a light load or down with a heavy load, the excess energy that is generated is recovered and converted into reusable electricity.

In a similar way, each hotel room is fitted out with a control system that powers off non-essential items when it is unoccupied. Conversely, to conserve energy and maintain indoor air quality, the air-conditioning system is set at a higher temperature when the room is unoccupied.



# SPECIALIST STUDIOS



## SCA Design Multinational Financial Institution Singapore

Directors  
**Brandon Liu, Chrisandra Heng** Interior Design

The client is a multinational financial services company occupying three and a half floors of office space in Raffles Place.

The project brief was to design an office that supported high staff performance and encouraged an agile work environment. In particular, the designs had to reflect current design trends featuring the most updated system furniture and advanced technologies.

The execution of the brief was helped immeasurably by a client who did not shy away from pushing boundaries. Great trust was placed in SCA Design's reputation for providing innovative and effective corporate workspace solutions.

The eventual design was based on an elongated floor-plate with a centre core that maximised the distribution of zones for concentrated work and collaboration. Support spaces like meeting rooms and refreshment areas are located near the core to allow employees to work, mingle and relax together.

Eschewing the homogenous office template preferred by other MNCs, the client green-lit out-of-the-box design solutions.

The final design features six different themes for the breakout spaces, while also introducing open collaboration areas. The explicit goal was to break away from the flatness of a quotidian Raffles Place office. Instead, SCA imagined a Chinese tea house, a Peranakan home, a Swiss chalet home, and a local kopitiam morphed into an office.

The result is an uncommonly comfortable and inviting setting in which employees are encouraged to socialise, collaborate, create, and mingle, but without ever losing sight of the boundaries of professionalism.



## Immortal South Beach Singapore

Directors  
Stanley Tan, June Lee Brand Engagement

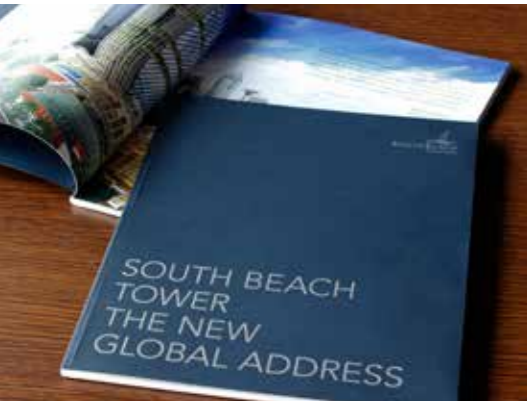


South Beach is a premier mixed-use development in Singapore, managed by City Developments Limited (CDL) and IOI Group, and features architecture by Foster + Partners.

Two modern towers and historical buildings are united by a massive canopy with eco-friendly features including wind-channelling and rain-water harvesting capabilities that ensure a cooler ground floor climate.

Immortal designed the South Beach landmark, which traces the towers' and canopy's distinctive architectural form, while the green-blue colour palette highlights the development's sustainability. A suite of communications collateral was also created to position South Beach as an iconic global address.

Augmenting the visitor experience is an environmental wayfinding system that unites the complex's offices, hotel, residential, retail and F&B elements.



## Project Innovations Crafting Infrastructure Singapore

Director  
Lim Weng Kien Project Management

### St Joseph's Home

The St Joseph's Home is a 400-bed elderly care facility that will be completed in early 2017. In addition to an existing chapel, the home features living quarters for the Sisters and other caretakers, and a hydrotherapy pool. The six-storey residential nursing home will provide hospice care, with dedicated beds that cater to dementia care and services.

### PERI programme schools

The PERI programme is an initiative of the Singaporean Ministry of Education to upgrade and redevelop local schools.

### MacPherson Primary School

After a comprehensive suite of upgrades, the 34-classroom MacPherson Primary School now features an indoor sports hall, a 250-seat performing arts studio, dance studio, band room, teaching lab, student care centre, pastoral care, playground and counseling room, alongside spruced up staff rooms, staff lounge, flexi area and media resource library.



St Joseph's Home

### North Spring Primary School

The school's upgrading programme includes a new indoor sports hall, a covered basketball court, as well as a clutch of four-storey blocks that house the new dance studio, staff resource room, student care, band room, classrooms, and extensions to staff room and lounge. The project, especially the sports hall, also features a bold colour palette that takes its cue from the school's official colours.

### Qihua Primary School

The school has just emerged from a comprehensive upgrade that pairs a new indoor sports hall and covered basketball court with a suite of extensions and new blocks that reflect the needs of the single-session, 40-classroom primary school. The school's green credentials are reflected in an eco-garden flanked by an amphitheater; landscaped footpath tracks and two teaching fish and plant tanks.



North Spring Primary School



MacPherson Primary School

michaels'  
residences

## Forward Living

The new German European School Singapore mere minutes away.  
Embraced by green at the corridor of Bukit Timah Nature Reserve.  
Two MRT stations placing the city within easy reach.  
And Dining and Entertainment just around the corner.  
Welcome to the Good Life.

An ONG&ONG project



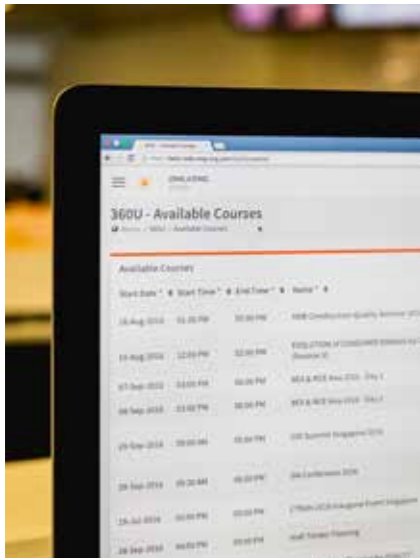
A Prestigious  
Development by  
B+M Ave Pte Ltd

9783 9608 English or 9168 0242 Deutsch  
[www.michaels-residences.com](http://www.michaels-residences.com)



# ALTOGETHER NOW!

The 360 philosophy is more than just a business management approach. It is a holistic philosophy for the mind, body and soul.



## 360U

**SCHOOL'S IN!**  
At ONG&ONG, learning and development never stop. That's why enrollment is encouraged at our in-house corporate university, 360U.

The aphorism that a company is only as good as its people, is especially true when it comes to 360U. The vision is inherent in the motto – "Business driven, real world learning". This translates into a comprehensive suite of real-world and on-the-job programmes and opportunities for every ONG&ONG staff member. All are given the chance to learn, develop capabilities, and be groomed for leadership.

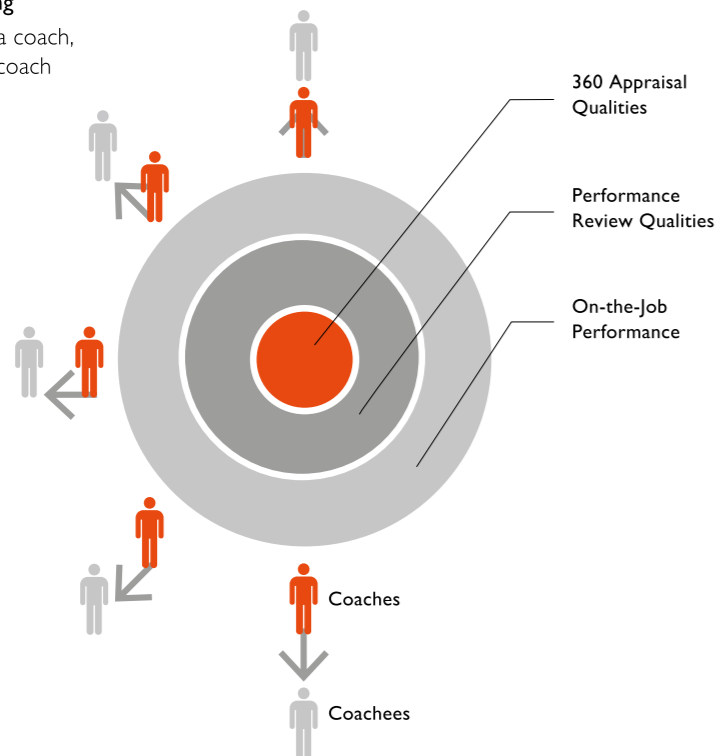
Helping the modules are senior colleagues – variously called Experts, Coaches and Mentors – who draw on years of experience in their respective fields.

360U comprises three core components: 360U Career, 360U HiPo and 360U Coaching.

With 360U Career, staff chart their career development through a menu of continual learning and upgrading that is tied to tangible business outcomes. 360U HiPo identifies high potential staff and accelerates their career paths from team members to directors. Finally, 360U Coaching pairs every employee with a Coach who guides on-the-job performance, and helps develop desired personal qualities.

### 360U Coaching

Everyone has a coach, everyone is a coach



Remarkably, 360U is an online platform that is available 24/7 and accessible via mobile or laptop with the M360U app.

### TRACK AND FIELD

There's more to work than just, well, work. ONG&ONG walks the talk with a range of fitness programmes and initiatives.

At ONG&ONG, working hard is an ingrained philosophy that's built around a carefully planned fitness system. Based on the belief that well-being, health and fitness are intrinsically important, the 360Fit programme engages a crack team of fitness instructors to conduct, throughout the year, sessions such as kickboxing, yoga, and running clinics. Also on the programme are informative talks and workshops on the importance of exercise and proper nutrition.

Augmenting these sessions is a unique collaboration with Misfit Enterprises where staff are issued with O+ Misfit Shine activity trackers that allow them to monitor their personal physical activities. As a further incentive to get and stay fit, those who achieve the target number of activity points are rewarded with extra leave days.

Meanwhile, 360Wellness is an innovative initiative in which experts help guide and empower ONG&ONG staff towards finding a meaningful purpose, as well as a state of general well-being and mindfulness. In particular, carefully calibrated programmes such as stress management and positive thinking act as proactive drivers.

### WORLD VIEW

At ONG&ONG, the 360CSR initiative empowers staff to channel their expertise and capabilities for social good, both within and outside of the company.

ONG&ONG's corporate social responsibility efforts are probably best embodied in its Executive Chairman, Ong Tze Boon and Director of IT, Ong Yu-Phing. Through one grueling endurance event at a time – Marathon Des Sables, the World Marathon Challenge, and the North Pole Run, for starters – they have raised funds for a host of charitable organisations such as Club Rainbow (Singapore) and the Alzheimer's Disease Association.

But beyond these physical exertions, their efforts are a forceful iteration of ONG&ONG's 360CSR programme as a

platform that visualises a unified industry-academia ecosystem.

In particular, ONG&ONG is a firm supporter of the development of young talent. For instance, it sponsors the BCA-Industry Undergraduate Scholarship programme of the Building and Construction Authority, as well as the long-running ONG&ONG Traveling Fellowship with the National University of Singapore. The latter sponsors undergraduate and post-graduate students of architecture on learning excursions to places of great architectural significance.

In another unique initiative that helps ideas leapfrog from paper to reality, ONG&ONG has pledged up to \$100,000 over five years to prototype works of promising young talent from Nanyang Polytechnic's School of Design.

# SUSTAINABILITY: OUR APPROACH AT ONG&ONG

## What Sustainability Means

At ONG&ONG, sustainability starts with one key question: How do we improve the world in which we live, and can we conserve our environment by providing design and solutions in an innovative and responsible way?

Sustainability is inextricably linked to our business success. This is why we emphasise forging meaningful relationships with our stakeholders to drive the development of responsible and innovative design and project management solutions for our clients.

ONG&ONG is committed to the highest standards of corporate citizenship. We aim to ensure the health and safety of our employees, and all who are affected by our business operations. In our commitment to protect the environment, we strive to positively impact the lives of the people in the communities where we conduct business.

## Our Sustainability Impact – Singapore Sustainability Academy (SSA)

The Singapore Sustainability Academy (SSA), located on the roof of Singapore's first eco-mall – CDL's City Square Mall – represents the first major People, Public, and Private (3P) initiative to tackle the issue of climate change.

Upon completing City Square Mall, ONG&ONG and Rankine&Hill were again

tapped for the design and engineering work for the new academy. The SSA is a zero energy building constructed using responsibly sourced materials, coupled with extensive solar technology and energy consumption tracking.

## Our approach to sustainability is integrated across our business activities on three levels:

### 1. Running an efficient, innovative and responsible business

This is the foundation of our approach, and it includes abiding by global standards, processes and tools to continuously improve the way in which we operate. We strive to enhance sustainable living, and avoid or minimise adverse environmental and social impact in our projects and facilities. Since 2015, we have provided annual sustainability updates on our corporate website.

### 2. Sharing benefits where we operate

We help develop local economies through people development and knowledge sharing, whilst bringing innovative and best practices to the built environment. We support causes that improve the well-being of local communities.

### 3. Helping to shape more sustainable cities

We invest in low-carbon solutions and advanced technologies that enhance our holistic services. We are also advocates to

business, government and civil society, and we work with stakeholders to shape sustainable design and building solutions.

ONG&ONG was awarded the Singapore Apex Corporate Sustainability Award (Business Sustainability – Small Medium Enterprise) 2016 by Global Compact Network Singapore (GCNS) and the Singapore Business Federation (SBF).

This award represents the most prestigious form of recognition for companies in Singapore on Corporate Social Responsibility and Corporate Sustainability.

Being the only multi-disciplinary design consultancy recipient ONG&ONG is proud to be recognised for our sustainability efforts amidst the forerunners of business sustainability including SingTel, StarHub and Keppel Corporation.

We aim to continue to make a positive impact across the triple bottom line (economic, social and environmental) both operationally and through our innovative and sustainable project design and engineering solutions.



## Environment

ONG&ONG delivers sustainable business operations, holistic design solutions and project management that ensure quality living and working spaces.

- ISO 14001 accreditation
- ISO 14064-2 GHG emissions project certification
- Singapore Green Building Services certification
- Environment Sustainability Design Team
- Certified Green Mark Professionals
- Environment Sustainability Programme for Hi-Pos (July 2017 onwards)

**20 tonnes**  
of CO<sub>2</sub>e

Reduction of GHG  
in Singapore office



## People

Caring about people – whether our staff, clients, vendors or the community – is at the heart of what we do.

- 360U Career
- 360U HiPo
- 360U Coaching
- 360U Mentoring
- 360U Design Highlights
- 360U Site Tours
- 360U Expert Talks
- Collaboration with NYP School of Design
- External Programmes

## Health & Safety

Health and safety procedures and guidelines are a core part in our commitment to our business and our people.

- BS OHSAS 18001 accreditation
- bizSAFE Star certification
- 360 Fit Programme
- 360 Wellness Programme
- First Aid Training

**WE ENSURE  
THE CARE AND  
DEVELOPMENT  
OF OUR PEOPLE**

**151** In-house  
programmes  
held in FY15/16



## The Community

Benefitting the larger community is a responsibility and passion that drives us.

- Design Festival @ SUTD
- Go Beyond Challenge (Organised by Ong Foundation)
- World Marathon Challenge

**IN SERVICE OF THE  
GREATER GOOD**

**71** teams  
**54** cities

Registrations across  
**27 countries**



## Projects

Creating quality spaces for people to live, work and play in lies at the heart of our business.

**71** GREEN MARK  
AWARDS

for developments, interiors,  
landscape and engineering  
designs to date.

**23** GREEN MARK  
PLATINUM  
AWARDS  
to date

Designed the

**First**

ECO MALL  
CITY SQUARE MALL

GREEN MARK  
PLATINUM AWARD  
recertified 2015

## ONG&ONG's Lifeblood: Directors & Team Leaders

THEY ARE OUR BRAINS  
THEY ARE OUR FACES  
THEY ARE OUR PILLARS

These people are the lifeblood of ONG&ONG. Their work forms the nucleus of our business, and without their diligence, ingenuity, and sacrifice, ONG&ONG would not be where it is today. They are the decision-makers and the leaders amongst us, the ones who guide us and show us the way.

If design begins with an idea, then these are the people who give that idea wings. Meet the folks who help transform our ideas into a living, breathing reality.

EMPIRE DAMANSARA

KUALA LUMPUR'S EXCITING NEW  
MIXED USE DEVELOPMENT

An ONG&ONG project



01



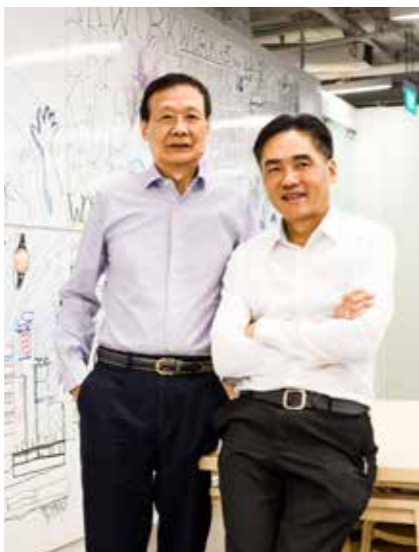
02



03



04



05



06



07



08



09



10



11



12

Architecture

From Left - Right

- 01 David Ching  
Pranay Pratap Singh  
Daniel Silver
- 02 Charles Lee  
Andy Goh
- 03 Ashvinkumar Kantilal
- 04 Kenny Liu  
Yen Hsin Ling
- 05 Teh Weng Kuang  
Raymond Tan
- 06 Wendy Tan  
Loh Kah Wai  
Andrew Lee  
Kurjanto Slamet
- 07 Tan Kee Keat  
Lau Kim Too  
Chuck Yeoh  
Lau Jak Shen
- 08 Hoang Huu Dung
- 09 Ong Tze Boon
- 10 Diego Molina  
Maria Arango
- 11 Goh Chong Chia  
Steven Low  
Edwin Choo  
Seow Swee Khoon  
Yap Weng Seng
- 12 Michael Cu Fua





01



02



03



04



05



06



07



08



09



10



11



12



13



14

Interior Design

From Left - Right

- 01 Teo Boon Kiat
- Chrisandra Heng
- Brandon Liu
- Chester Goh
- 02 Raymond Thai Don Thanh
- Joe Sarawoot
- 03 Tulsi Grover

Landscape

- 04 Lena Quek
- 05 Huynh Thi Quoc Huong

Brand Engagement

From Left - Right

- 06 Theresa Yong
- Stanley Tan
- June Lee
- Saxone Woon

Engineering

From Left - Right

- 07 Richard Teo
- Tan Peck Khoon
- Henry Gunawan
- Lim Yan Ping
- David Chan
- Goh Teck Sin
- 08 Shahrom Bin Mohamed Ariff
- 09 Ryan Huynh Ngoc Nghia
- 10 Dang Hoang Tung

Project Management

From Left - Right

- 11 Thomas Yee
- 12 Lim Weng Kien
- Ben Tang
- Jimmy Soon
- 13 Lee Chek Shih

Team Leader

From Left - Right

- 14 Joshua Teo (Experience Design)
- Jerome Tan (Lighting)



*When it comes to your Dream Home, never compromise.*

**BT-House**  
An ONG&ONG project

# BOON ON DESIGN

Design is more than simply imagination, talent or vision. The man with the plan outlines what modern design truly entails.



## What sets ONG&ONG apart from the pack?

ONG&ONG is a unique bird because we do not solely focus on Singapore. We are a mature regional player, leaders in our own right in Myanmar, Cambodia, Indonesia, Vietnam, Laos, Mongolia, you name it.

## What mindset does ONG&ONG adopt when entering a new market?

Our aim is to be a global-local, where we bring a wealth of experience into the local context.

That's the only way to do it – it might be the long game, but the way to do it is to become a local firm and not just be a consultant. And so, we transfer knowledge, expertise and skill through ONG&ONG's methodology. Which is basically our proprietary system, the way we draw and cover details.

## Specifically, how does ONG&ONG become a local firm in different markets?

The idea is to set up a community. We want to let local clients know we are here to stay. We're here to service you, and be rooted in your community. That's our motivation in all of our offices. First to transfer knowledge, and then to root ourselves in the community with a permanent presence.

The best way to do that is to hire local people. We want to be your local partners. Your local go-to. And that's what we've been doing, which is also a way of planting seeds for tomorrow. If we're going to do a project in a city, we might as well go there and figure out how to stay there.

## Which brings us to the nuts and bolts of what ONG&ONG does. What does good design entail?

There's plenty of art around, but that's not to say my design is better than A's, or B's design is better than ours. For consumers, it's different strokes for different folks. People like different things. I promise you, no matter how great a Porsche is, some people will still want to buy a BMW. So, the market is always well balanced and diversified. There will never be the single architectural firm that takes up 90% of the market share. No matter how good you are, it's a big world, and there's always something else out there. But therein lies opportunity, because there's always someone who will appreciate what you do, someone who will say, "Hey, I heard you did that building. Can you do this for us?"

## If design is a craft, how can ONG&ONG cultivate talent, and ensure that its ethos gets passed along?

That's the reason it was imperative to get our own 360U academy going. That way,



The endgame is to provide total solutions that use multiple disciplines to create a bespoke product, solution, and experience.



whether you're in Vietnam or in Singapore, the skill set, the understanding of the ONG&ONG ethos or philosophy is a constant. Because you can't expect someone to know it, unless you teach him or her. We need to have knowledge sharing, skills training, raising awareness and all that. Our academy achieves these objectives. On another level, we also look for people who are like-minded enough to say, "You know what, I agree with your vision. I share the same values. I'm part of ONG&ONG."

## How do you cultivate that identity at the regional and international level?

Imagine a new recruit has never been here. They have never experienced Singapore. Sure, it might say ONG&ONG on the door, but just walking in doesn't make you part of ONG&ONG overnight. That's where training comes in, especially on a human level. It is a means of culture creation, and of community building, where we can allow a sort of "alumni" sensibility to be inculcated.

It's almost like being in school. We all come from different classes, but we will all eventually be alumni. That becomes the cohesive community that allows that one voice, one people, one mission sort of attitude to surface.

The tricky part is when you build a company across thirteen different cities, nine different countries. The creation of the single community needs to transcend culture, creed, race, religion. You've got to find commonalities.

That's where the idea that we're designing to make the world a better place comes in. It's something everyone can share: a community where we can showcase our skills, and work in our respective part of the world to achieve that common goal. And where there's the feeling that says, "Wow, one of our other offices did that. How cool is that?"

## Sounds like a long work in progress. How has the ONG&ONG ethos or philosophy evolved over time?

In the first generation, we were very clearly an architectural practice. The second generation is into multi-disciplinary design, where we view design as an ecosystem.

It's been a necessary evolution because today's consumers don't just want services. They want solutions and products. Because when product and solution come together, what's created is user experience. That's our focus.

And that's where the future is going to be for design, and for firms like us. The endgame



is to provide total solutions that use multiple disciplines to create a bespoke product, solution, and experience. It allows us to say, "We can definitely design you a building, but we will also ensure the interiors are great. We can make the project yours in every way, so that the overall end-user experience is unforgettable".

## So, what are the big picture goals, and what will a designer need to do in order to be prepared for tomorrow?

It takes a very cerebral person to walk into a space and say, "This is well thought out." You know? So, as a designer, you need to see across all faculties, not just architecture. Incorporate the best from all disciplines. That's the only way that you can get everyone to be coordinated and to play as a single beautiful orchestra.

After all, the aim is to deliver not just a product, but solutions that are going to feed into the user experience. You want the experience of your products to be seen as well thought through.

I think the prescriptive approach is not good enough. You only end up creating products and solutions for the present. But the ultimate kung-fu is when you can create the experience, even before they know they need an experience.



# Ma Mère Boulangerie



Soft and fluffy, baked daily.  
A new brand experience.



An Immortal project

## A DIALOGUE BETWEEN DESIGN DISCIPLINES

No project is the product of one person. It takes a village of experts and talents to create something of lasting value, beauty and usefulness. At ONG&ONG, this approach is captured by a unique spin on traditional project management and design. Senior members of the firm's core departments give us a masterclass on ONG&ONG360.

**ARCHITECTURE:** When we go and see clients, we propose the ONG&ONG360 model. It's a unified approach in the sense that the clients need to see us as ONG&ONG. Period. They shouldn't see us as ONG&ONG architects, or Rankine & Hill engineers, or ONG&ONG interior design. They should just see us as ONG&ONG. Regardless of our individual disciplines, every one of us speaks the same language.

**INTERIOR DESIGN:** Having the 360 mindset is a definite advantage, both for the firm and for the client. From architecture to structural and M&E issues, the entire design is an integration of all our best skill and talents.

**LANDSCAPING:** And that's such a crucial tweak to the traditional business model. A unified approach gives the client comfort that all the angles are being looked at by the different disciplines. If we don't do business that way, then what's going to happen is that it'll be no different from the client going to Firm A for architecture, and Firm B for engineering, and Firm C for landscape or ID.

**BRANDING:** These days, it's also becoming very clear that, regardless of whether we're talking about simple interior projects or a complex transportation hub, branding must form the foundation for the brief. And this is something that clients do not usually understand with any great depth. With a proper brand structure in place, the brief becomes clearer to execute and parameters are defined.



**ENGINEERING:** The immediate advantage of 360 is that since we have all these disciplines under one roof, it's easy to access our fellow colleagues and have them come together and brainstorm on things very quickly and efficiently.

**LANDSCAPING:** And that's what it's about. We need to show that kind of professionalism that the group can bring to the table. And that's the way we deliver projects, from conceptualisation to completion.

**ARCHITECTURE:** Can I give an example here?

One of the first things a developer looks at when it comes to considering a design for a piece of land is to ask for a feasibility study. And often times, it's the architect who comes up with the whole thing, with quick input from the ID or the landscaping departments. So, right off the bat, we need to have a more than basic idea of what to do.

**BRANDING:** And just to show you how intricate the 360 process can be, we need to take responsibility in how we define our client's product too. It's important to remember that it's not always about having a piece of land, and therefore we should build another condominium, or mixed use development. We need to address the basic idea of what fits this parcel of land, and how it's going to be sustained. Do we need another condo? Do we need another shopping mall?

**INTERIOR DESIGN:** The 360 model requires a very holistic perspective of the entire project. As we've seen, branding forms the backbone of any product that requires definition. Meanwhile, the architect, who will usually have a feel for what needs to be done, can look at the landscape and the ID. Or landscape and ID may say to the team, "Maybe you should look at this another way." These are always subjective design orientations, so the project leader needs to keep an eye on the whole thing, the bigger picture.

**LANDSCAPING:** And that's the point. Although we come from different disciplines, that's what the clients will be looking for; what they will become accustomed to, because that's supposed to be the original game plan: a final cohesive product. At least from their perspective.

**BRANDING:** So, in a sense, we encourage our clients to ideate and think innovatively, rather than just look at dollars and cents. And by combining our expertise in the various disciplines, we bring immense value to the table.

**ARCHITECTURE:** Of late, some of the HDB projects we've worked on have incorporated the ONG&ONG360. All the departments went in together to bid for the projects. This gives us an advantage in that the HDB doesn't necessarily look at the track record of the individual consultants. Instead, its decision is based on the collective.

**ENGINEERING:** There's an aspect of the ONG&ONG360 platform that is a distinct advantage when approaching infrastructure work, which, in many ways, is also an engineering job. If we start from the perspective of engineering, in other words, structural and M&E, our designs are actually solutions to all the other areas of the project. So, it actually is a lot of integration, and a lot of coordination.

**ENGINEERING:** Interesting you brought that up. I also want to highlight that 360 comes with its own internal challenges in terms of execution. It sometimes happens that the other disciplines expect the architects to take the lead, to be the head of the family, so to speak. To take care of everything. The process is really a bit of a give and take.

**ARCHITECTURE:** Let's say we are working on a tunnel, or an MRT station. The main issue can be something so fundamental as how we bring air into or out of the tunnel. We need to then look at variables, like how do we air condition the whole space? Or, how do we get the people into the space, how do we get them up and down? It could be as simple as how do we keep the whole building up? So our job becomes a question of how do we integrate everybody, and how do we still make the project look nice?

**INTERIOR DESIGN:** Even though some projects seems a lot more complex and technical than other typologies, this makes it even more important to work harder at integrating the various disciplines. When you're working on, say, a house, you need engineering, for sure. You have to look at the structure and how to outfit things like the aircon and piping. But the use of the house is a whole other set of variables. You want to enjoy the view, you want to enjoy the space, you want to use a room in a particular way. Do you see the challenges of integration?

**ENGINEERING:** Picking up on that last point on integration. Sometimes, you will have ten different people telling you ten different, often conflicting, things. You have the client saying, "I want it cheap." Then, the structural engineer says, "The columns here need to be this size and this thick and it's going to cost a bit more than what we thought, especially if you want to put this room here." Then you have the QS saying, "But we have only this amount of money." Then the M&E says, "In that case, we need the air-con here, here and here."

**LANDSCAPING:** What this means is that the project leader is not just, say, an architect. He's more of a solver of problems, someone who pulls together everybody's input into a cohesive whole.

**BRANDING:** Echoing our colleagues, any vision requires clarity. It needs to be well articulated. Together with our various disciplines, we stand and think as one.

**INTERIOR DESIGN:** And you do it all without the client being aware that there are so many moving parts behind the scenes. Because he doesn't care. He just wants to move into a house that works.

**ARCHITECTURE:** We're like a master chef. They give us the random ingredients. "Here's the flour, here's the egg, here's the chicken." Then we have to think of a great dish and put it together. And that's really the essence of ONG&ONG360. We bring everything together. This is really our skill.



Premier banking never looked this good.

An SCA Project

## FINANCIAL REVIEW

The financial year 2015/2016 was one marked with challenges and change, dominated by the crash in global oil prices and the UK vote in favour of Brexit. The ONG&ONG group has not been spared from the resulting uncertainty. Equally, our biggest market, Singapore, has also not been spared: the domestic economy and property market have yet to recover from the cooling measures implemented in the previous year.

Our Group turnover took a dip, ending the financial year with S\$54 million in revenue and an EBIT of (S\$720k).

That said, ONG&ONG has, despite the economic and business challenges, remained focused on maintaining our financial stability at the same time as we continue our restructuring efforts and commitment to staying resilient.

To divest our heavy reliance on the Singaporean market, the Group continues to diversify its earnings base by expanding into, and investing in, overseas markets. Our Vietnam operation was the standout performer with EBIT for the year jumping 118% to S\$1.7 million. Our latest integration in Thailand with a local design company, alongside our ventures into the Myanmar, Cambodian and Laotian markets show how committed we are to these new emerging markets. In fact, our forecast is that our Group results will be bolstered by our geographical diversification across Asia's fastest growing economies.

But most importantly, we want to acknowledge our people at ONG&ONG. They are the foundation of our success, and it is our sincere belief that we have the right people and leadership with the necessary instincts and collaborative skills to innovate our way forward. We are especially committed to developing the right talent and capabilities to help grow the Group. Indeed, we are confident that the changes we have made (and that we are making) will put us in a strong position to deal with the economic and business challenges ahead, and, in the process, to create value for our shareholders.

We remain cautious, but with the solid foundation we have laid, we have every good reason to be optimistic as we continue to adapt to market changes and maximise business opportunities – all while holding ourselves to unrivalled standards of excellence, and being the designers of our age.

Group Revenue  
S\$54m

Group EBIT  
(S\$720k)

Singapore EBIT  
(S\$3.3m)

Malaysia  
EBIT  
S\$1.8m

Vietnam  
EBIT  
S\$1.7m

Other Overseas  
EBIT  
(S\$920k)

## OUR WINNING STREAK 2016



**World Architecture Festival  
Future Project Finalist**  
Siem Reap Botanic Residences  
and Lifestyle Mall  
*Architecture*



**BIM Awards Organisation Category  
(Multidisciplinary consultant),  
Platinum**  
ONG&ONG

**BCA Green Mark Award, Platinum**  
Bedok Integrated Complex  
*Architecture, Engineering, Landscape  
and Lighting*

**BCA Green Mark Award, Gold<sup>Plus</sup>**  
J Gateway  
*Engineering*

**BCA Green Mark Award, Gold**  
Tuas View Fire Station  
*Architecture and Engineering*

**BCA Universal Design Award, Gold**  
Al-Ansar Mosque  
*Architecture*

**BCA Construction  
Excellence Award, Merit**  
Eight Courtyards  
*Landscape and Engineering*

**BCA Construction  
Excellence Award, Merit**  
Floral Spring @ Yishun  
*Architecture*

**BCA Construction  
Excellence Award, Merit**  
National Heart Centre Singapore  
*Architecture*

**BCA Construction  
Excellence Award, Merit**  
Orchid Spring @ Yishun  
*Architecture*

**BCA Construction  
Excellence Award, Merit**  
The Lanai  
*Landscape*

**BCA Construction  
Excellence Award, Merit**  
The Shore Residences  
*Landscape*

**BCA Construction  
Excellence Award, Merit**  
Waterfront Gold  
*Landscape*

**BCA Construction  
Excellence Award**  
The Tenney  
*Landscape*



**FIABCI  
Awarded in the Residential  
(Lowrise) Category**  
Archipelago  
*Architecture and Interior Design*



**Singapore Landscape Architecture  
Awards, Merit Award  
SG50-SILA 30  
(Hotels & Resorts Category)**  
Holiday Inn Express  
*Landscape*

**Singapore Landscape Architecture  
Awards, Merit Award  
SG50-SILA 30  
(Residential Category)**  
8 Courtyards  
*Landscape*

**Singapore Landscape Architecture  
Awards, Merit Award  
SG50-SILA 30  
(Residential Category)**  
The Rainforest  
*Landscape*



**LEAF, Outstanding Project**  
The Rainforest  
*Landscape*



**SIA Architectural Design Award,  
Honourable Mention**  
BT-House  
*Architecture*

**SIA Architectural Design Award,  
Honourable Mention**  
Faber-House  
*Architecture*



**Singapore Apex Corporate  
Sustainability Award**  
ONG&ONG



**Star Property Award**  
Eco Sanctuary  
*Architecture*



**Vietnam Property Award 2016  
Awarded Best High End Condo  
(Ho Chi Minh City)**  
Kris Vue and Krista  
*Landscape*

**Vietnam Property Award 2016  
Highly Commended**  
Kris Vue and Krista  
*Landscape*



**Myanmar Property Award 2015  
Highly Commended:  
Best Residential Architectural Design  
Best Condo Development  
Best Residential Interior Design**  
Infinity Luxury Condominium  
*Architecture*



**Singapore Good Design 2016**  
The Apiary  
*Brand Engagement*



**Asia Pacific Property Award,  
Awarded Best Hotel Architecture  
(Vietnam)**  
Alma Resort  
*Architecture*

**Asia Pacific Property Award,  
Awarded Best Leisure Architecture  
(Vietnam)**  
Alma Resort  
*Architecture*

**Asia Pacific Property Award,  
Awarded Best Commercial  
Landscaping Architecture  
(Singapore)**  
Holiday Inn Express (HIEX)  
*Landscape*

**Asia Pacific Property Award,  
Highly commended in the Residential  
Renovation/Redevelopment  
(Singapore) category**  
17 BR-House  
*Architecture*

**Asia Pacific Property Award,  
Highly commended in the Residential  
Renovation/Redevelopment  
(Singapore) Category**  
59 BTP-House  
*Architecture*

**Asia Pacific Property Award,  
Highly commended in the Residential  
Landscape Architecture  
(Singapore) Category**  
Blossom Residences  
*Landscape*

**Asia Pacific Property Award,  
Highly commended in the Residential  
Landscape Architecture  
(Singapore) Category**  
The Rainforest  
*Landscape*



**HDB Quality Partners Award**  
HDB Sales Office  
*Experience Design*

## 2015



**Marketing Events Award, Best Event  
for Community Service, Gold**  
SG Heartmap  
*Architecture and Project Management*

**Marketing Events Award,  
Best Exhibition Event, Gold**  
SG Heartmap  
*Architecture and Project Management*

**Marketing Events Award,  
Government Sector Event, Bronze**  
SG Heartmap  
*Architecture and Project Management*

**Marketing Excellence Award,  
Bronze Award for Excellence in  
Government Sector Marketing**  
SG Heartmap  
*Architecture and Project Management*

**Marketing Excellence Award,  
Gold Award for Excellence in  
Public Relations**  
SG Heartmap  
*Architecture and Project Management*



**MIPIM Asia Award,  
Best Refurbished Building, Silver**  
Al-Ansar Mosque  
*Architecture*



**SBR Business Ranking Award,  
15 Great Engineers & Architects  
aged 40 and under**  
Brandon Liu, Benson Wee,  
Charles Lee, Tien Carolyn Jio  
ONG&ONG



**SIA Architectural Design Award,  
Honourable Mention**  
House at Neil Road  
*Experience Design*



**WAN Adaptive Reuse Award,  
Finalist**  
Al-Ansar Mosque  
*Architecture*

**WAN Adaptive Reuse Award,  
Finalist**  
59BTP-House  
*Architecture*

**WAN Asia Award, Residential,  
Finalist**  
Sanctuary @ Geylang  
*Architecture*



**A&D Trophy Award -  
Best Heritage  
Certificate of Excellence**  
The Cranes  
*Experience Design*



**Singapore Design Award,  
Asia's Top Designer**  
Immortal The Design Station



**Asia Pacific Entrepreneurship  
Award, Outstanding Category**  
Chrisandra Heng



**Asia Pacific Property Award,  
Best Architecture Single Residence  
Singapore**  
65BTP-House  
*Architecture*

**Asia Pacific Property Award,  
Best Architecture Single Residence  
Singapore**  
Boulevard Vue  
*Architecture, Engineering, Interior  
Design and Landscape*



**BCA Green Mark Award, Platinum**  
City Square Mall  
*Architecture*

**BCA Green Mark Award, Platinum**  
Katong Square  
*Architecture*

**BCA Green Mark Award**  
Compassvale Ancilla  
*Architecture and Engineering*

**BCA Universal Design Award**  
Blossom Residences  
*Landscape*

**BCA Design and Engineering  
Safety Excellence Award, Merit**  
Blossom Residences  
*Landscape*

**BCA Design and Engineering  
Safety Excellence Award, Merit**  
CT Hub  
*Architecture and Lighting*

**BCA Construction  
Excellence Award, Merit**  
Vista Residences  
*Landscape*

**BCA Construction  
Excellence Award**  
Boulevard Vue  
*Architecture, Engineering, Interior  
Design and Landscape*

**BCA Construction  
Productivity Award, Gold**  
Floral Spring @ Yishun  
*Architecture and Engineering*

**BCA Construction  
Excellence Award**  
Hundred Trees  
*Architecture*



**BCI Asia Award – Singapore Top  
Ten 2015 Architects**  
ONG&ONG

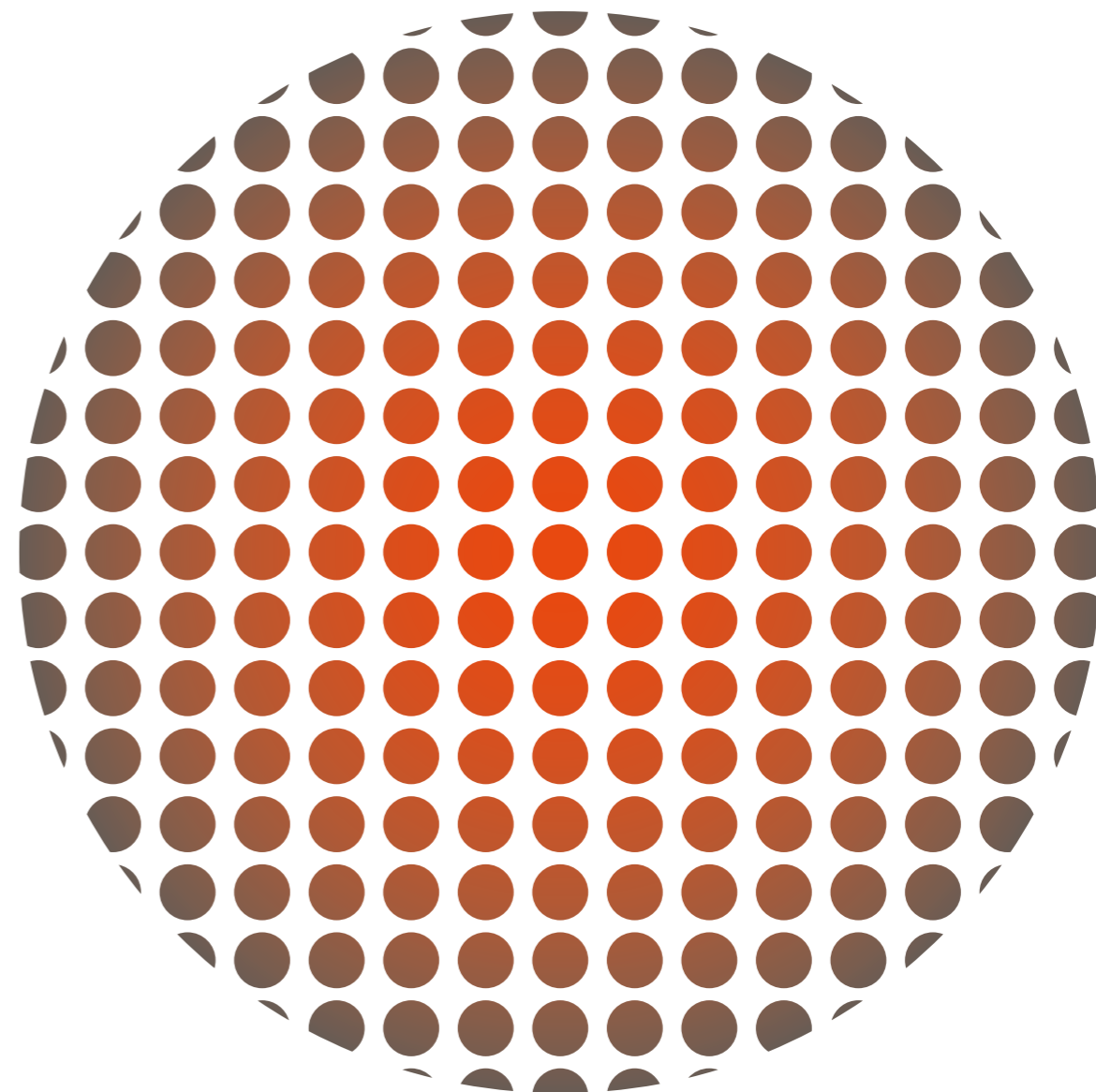
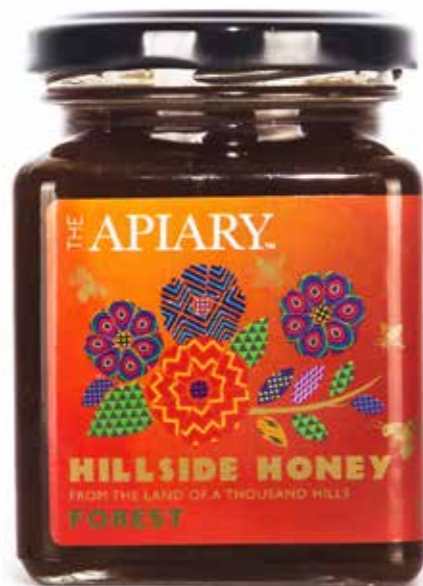


**Good Design Selection**  
SilverKris Lounge, Sydney  
*Interior Design*

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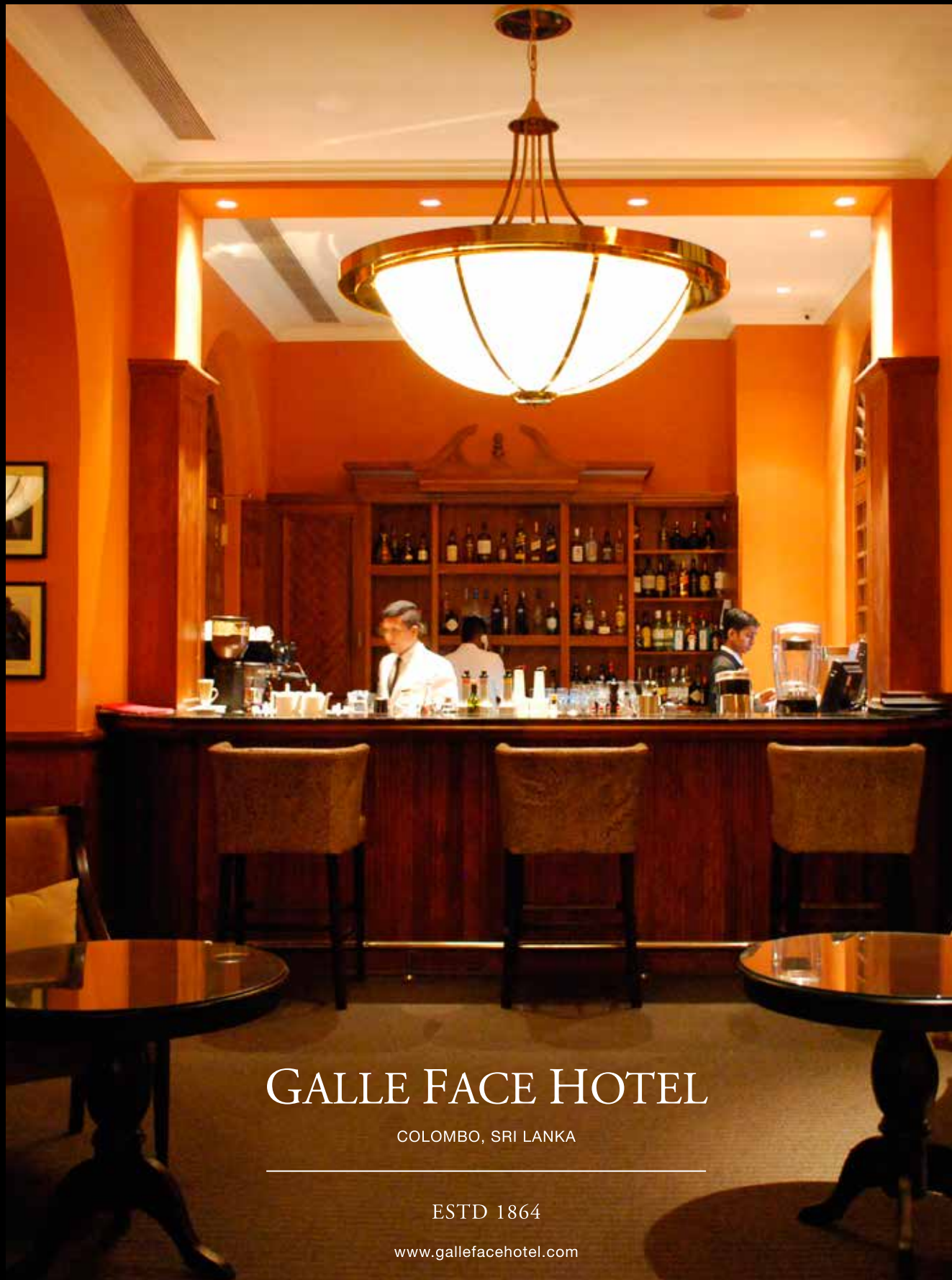
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