

Domicile

AN ANTHOLOGY OF HIGH DENSITY RESIDENTIAL UNITS



ONG & ONG
group

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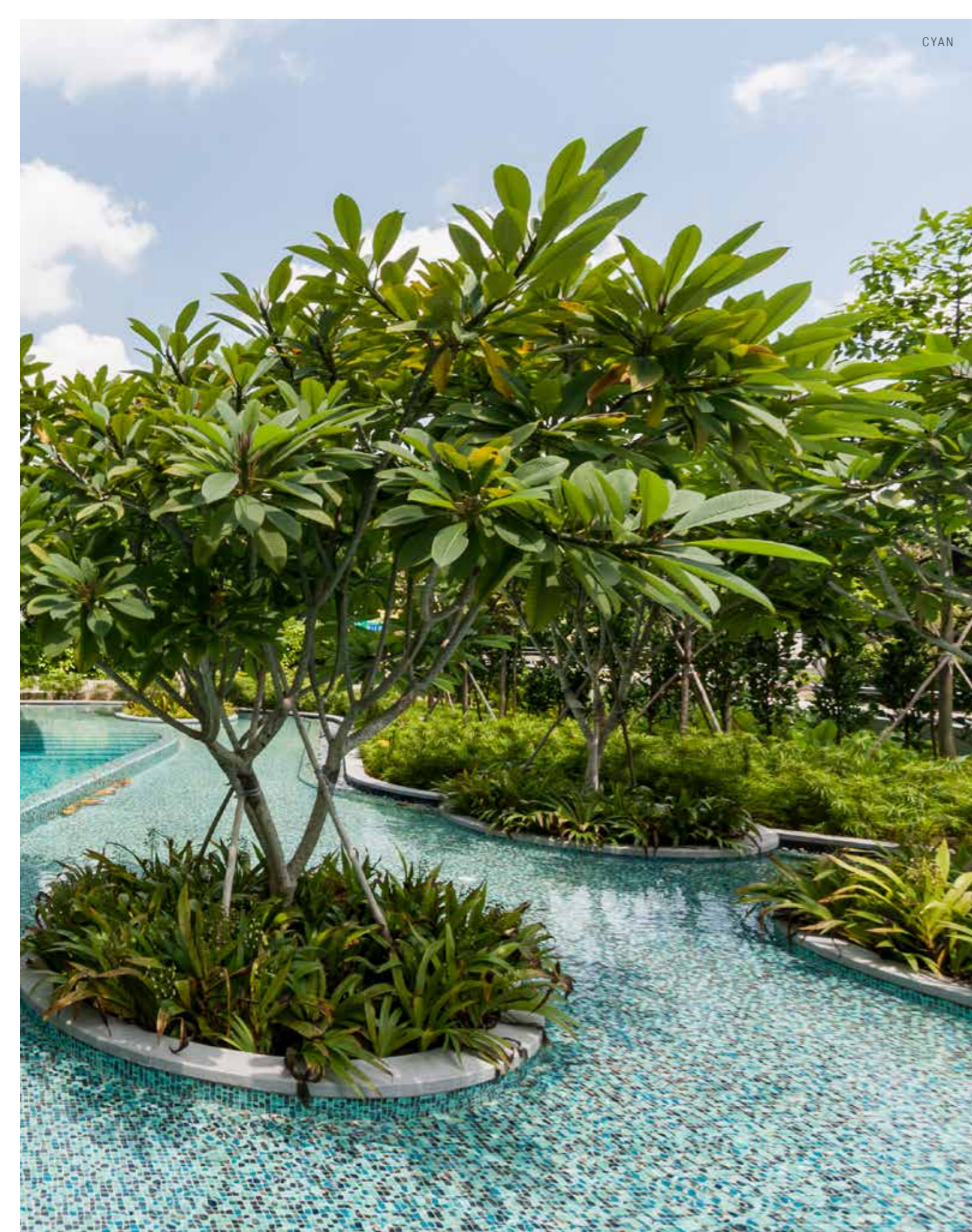
SOLUTIONS REVITALISED

IN TODAY'S
FAST-PACED WORLD,
THE NEED TO PAUSE,
UNPLUG AND UNWIND
HAS BECOME A MUST.
THE HOME HAS BECOME
A SANCTUARY, A PLACE
TO REJUVENATE BODY
AND MIND. A SPACE TO
REST, RECHARGE AND
REFLECT. MORE THAN
SIMPLY A RESPITE
FROM THE CONSTANT
BUSTLE OF URBAN
LIFE. THE HOME IS
THE CENTRE AROUND
WHICH LIVES REVOLVE.

KEEPING PACE WITH THE
RENEWED ENTHUSIASM
TOWARDS OVERALL
WELLBEING AND
HEALTHIER LIFESTYLE
CHOICES, CONTEMPORARY
ARCHITECTURE AND
DESIGN HAS STRIVED
TO ASSIMILATE FITNESS
ACTIVITIES INTO
URBAN SETTINGS.
CONTEMPORARY
ARCHITECTURE
ATTEMPTS TO INTEGRATE
GREEN FEATURES INTO
FUNCTIONAL DESIGNS
- A DUAL COMMITMENT
TO FACILITATE MODERN
LIFESTYLE PURSUITS,
WHILE REMAINING
STEADFAST TO THE
GREEN MOVEMENT.




GREEN FEATURES, RANGING FROM CASCADING SKY GARDENS THAT HELP SOFTEN TOWERS, TO SKY TERRACES THAT BRIDGE THE DIFFERENT BLOCKS, ARE INTERSPERSED WITH FITNESS AND RECREATIONAL FACILITIES. LUXURIANT AND SERENE, SKY TERRACES FEATURE POOL DECKS WITH SPA VILLAS NESTLED WITHIN LUSH GREEN CORRIDORS, ALONG WITH PRIVATE DIP POOLS EQUIPPED WITH HYDRO-MASSAGE BEDS. PROMINENT GREEN FEATURES, SUCH AS STRIKING VERTICAL GREEN-WALLS, ROOFTOP GARDENS AND PARKS, CENTRE ON EMULATING NATURE. THAT, IN ESSENCE, IS WHAT ONG&ONG STRIVES TOWARDS. TO CREATE HOMES THAT HIT ALL THE RIGHT NOTES, TRANSFORMING SPACES INTO PLACES TO LIVE.



EVOLVING TYPOLOGY

IN CONVERSATION WITH ANDREW LEE,
FAN WYMAN, LAI TIEN YONG & FELICIA MAK


JEREMY CHIA SPEAKS TO THE ONG&ONG TEAM OF DESIGNERS
BEHIND ADRIA AND THE VIRIDIAN - PROJECTS THAT HAVE
SPANNED APPROXIMATELY A DECADE OF THE STUDIO'S WORK.
IN THIS CONVERSATION, THE TEAM SHARES SOME OF THEIR
INTENTIONS AND INSIGHTS IN DEVELOPING EACH PROJECT.



From left to right:
Andrew Lee,
Fan Wyman,
Lai Tien Yong,
Felicia Mak



The team in
conversation
with Jeremy Chia


 EACH PROJECT'S
 EXPRESSION
 ULTIMATELY
 DEPICTS THE
 DISTINGUISHING
 QUALITIES OF ITS
 ENVIRONMENT

JEREMY CHIA (JC): 'Nature' is a persistent theme that strongly influences how architecture is structured. Can you expand on this concept of 'nature'? How do you read and interpret the tangible characteristics on a site to give a response that is both evocative and buildable?

ANDREW LEE (AL): 'Nature', for us, occurs not just in the conventional sense of the word. The 'nature' of a site directly refers to its urban or cultural context as well. The two projects' designs have arisen from very individualised circumstances and settings. Adria and The Viridian are responding to issues relating to their respective locations. While they may have some similarities as high-rise residential developments, each project's expression ultimately depicts the distinguishing qualities of its environment. Sensitivity is crucial in approaching each project for its ambient conditions. In the case of Adria, there was the problem of noise pollution that affected the design of the project. The site was sandwiched between an expressway and a school – we had to mitigate the noise levels for a residential development, so we screened sides of the site to act as buffers.

LAI TIEN YONG (TY): The challenges were not restricted just to sound issues. Adria's site surroundings were often in contrast as well, and we needed to consider how it would affect the residents' experience of their environment. On one side, it faced the Istana, which for security reason needed to be blocked from view. On the opposite side, the site opened up to a verdant green plot, which we instinctively felt would be a wonderful scene to capture visually for the residents. These parameters gave us indications on how to treat and design many architectural features gracefully in response.

FAN WYMAN (WM): Being able to frame good views from the site played a critical role in how we conceived The Viridian. Since it was situated in an area that was being re-zoned from industrial to residential use, we had to ensure that the residents could enjoy an uninhibited view of the city and urbanscape. As a result, we lifted the tower block to sit on a podium, so that the apartment units would not be blocked by surrounding flatted factories and warehouses.

JC: Architecture is always engaged in very pragmatic circumstances according to the restrictions set out by the authorities and developers, but how much do these constraints deviate in each of these high-rise projects?

FELICIA MAK (FM): The eventual design that we derived for The Viridian's tower block was a reaction to the lack of adequate ventilation for the central circulation core. The authorities had adjudged that our original design for an airwell was too small. This led to us 'splitting' the apartment units in the tower into two floor plates, one sliding away from the other.

WM: At the same time, this single gesture allowed us to capitalise on maximising all around views for the apartment units at both ends of the floor plates.

FM: We also had as many as seven different apartment unit types that had been specified for the project. To coordinate the different floor sizes, we devised a stacked model: placing the apartment units on top

of each other, with the bigger units situated on the higher floors. To facilitate the changes of each unit's floor area, we integrated outdoor sky terraces into leftover pockets of space. This broke the monotony of the tower to generate visual interest in its façades as well.

TY: The existing basement car parks in the neighbouring plots in the Adria project prevented us from opting to excavate and build a basement car park during development. As a result, we had to design a podium in Adria to accommodate car park lots. However, we took this opportunity to also locate various other communal facilities there, which added another dimension to allow for potential interaction between residents.

AL: In particular, the podium was treated so that all its surfaces appear green, both on the top and sides of the façade. The intention was to extend the richness of the adjacent green plot. The greenery 'climbs' up and onto the building to soften the hard edges of the structure, ensuring that the podium does not appear heavy or overwhelming.

TY: We were also very mindful of the users' needs in designing and orientating the unit types in Adria. It was important to acknowledge from the beginning that the residents' lifestyles would not all be similar. We chose to arrange the larger apartment units that would be more likely occupied by families with children to face the quieter green plot of land. In contrast, younger working adults or couples would presumably be willing to contend with a little



more noise, as long as the purchase price of their apartments was attractive. Thus, we positioned the smaller and more affordable units at the edges nearer the school and expressway.

AL: Rather than treat the requirements outlined by authorities and clients as limiting a project's progress, our team found that these constraints were in fact excellent departure points in carrying out design work. We made sure that we understood the premise of their requirements before responding with appropriate action – whether to comply or suggest alternatives. As a result, the basis of each design's response is unique to its framework and executed with care.

JC: It seems that the work presented here continues with some common threads. While typology is the most obvious similarity here, how would you chart the explorations in each project?

AL: Using the example of façade treatment, with Adria, we were initially experimenting with using feature walls to reduce the scale and monotony of the tower. The walls, while serving a functional purpose, tended to be rather drab. We tried to improve on this through the use of lines as patterns on the walls. For The Viridian, we started to test more façade treatments by puncturing the walls with different features. A variety of materials and textures were also introduced to enliven the scale of the wall.

WM: While Andrew used the example of the two projects to describe the evolution of our understanding of this typology, every other project we have worked on has helped us develop our design, construction methods and detailing.

JC: In this case, how can architecture be refined in a team environment, based on a set of dynamics, processes and principles?

TY: We see the design process as a form of conversation, taking place not only with the clients, consultants and builders who participate in each project, but also among ourselves in the team. The entire process leads towards the final built work, often over a long period of time. While it remains important that ideas are executed fully according to their original intent, another crucial dimension during this course is to always fortify the ideas in order to keep them relevant.

WM: Our team has always had a strong emphasis on good design. From the beginning of every project we always aim towards ensuring good communication, so that the design concepts are brought to fruition successfully. Beyond individual projects, we hold regular internal reviews to discuss material samples, scaled mock-ups and best practices in construction.

AL: Staying relevant and innovative is at the forefront of our team's design culture and practice. In recent years, we have also started extending this conversation within academia. Some of us have gone to architecture



The team at
The Viridian



WE SEE THE
DESIGN PROCESS
AS A FORM OF
CONVERSATION,
TAKING PLACE
NOT ONLY WITH
THE CLIENTS,
CONSULTANTS
AND BUILDERS
WHO PARTICIPATE
IN EACH PROJECT,
BUT ALSO AMONG
OURSELVES IN
THE TEAM

schools to teach, collaborate and build conversations with both faculty and students. When time and opportunity permits, we like to test ideas through projects – asking difficult questions and exhausting design options. From this exchange, we get many fresh perspectives and opinions, especially from the students. In return we hope to impart some of our practical experience and knowledge.

TY: In fact, some members of our current team, like Tommy, first worked with us while they were still in school!

WM: This method of having a design conversation has been remarkably rewarding in allowing us to work on projects across the confines of location. In our work, we have been able to cross national boundaries with good communication, without losing touch with a project's evolution. As conditions change, we need to have discussions in order to achieve unique, site-specific responses. Otherwise, the architecture may fall into the trap of being one-dimensional, with little consideration towards a place's peculiarities.

AL: We believe in a continuous conversation is important for design. After all, architecture does not exist in a vacuum, nor is it formed by an individual's vision. Only in an environment where no voice is too soft to be heard, can we truly work towards making architecture that is 'natural' and inclusive – interpreting and responding to the spirit of the times and the distinctiveness of a place.



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DESIGN:
**PRIVATE
HOUSING**

Featuring a distinguished collection of international and local developments, many of these projects continue to push boundaries, redefining notions of modern high-rise living. These exclusive developments offer a variety of home options that will surely cater to all lifestyle and family requirements.

Incorporating different design elements, these projects also boast undeniable aesthetic quality. From the creation of dynamic intricate facades, to staggered floor plates and irregular balconies, these buildings were designed to accentuate their surroundings.

Beyond traditional residential setups, some projects feature layouts and conveniences revolving around hotel service concepts that even include a personal concierge.

Alluding to a lifestyle of luxury and comfort, these residential developments are beacons of fine modern living. Many of these establishments provide a full suite of amenities and services, making sure that residents want for nothing.

 ALLUDING TO A LIFESTYLE OF LUXURY AND
COMFORT, THESE RESIDENTIAL DEVELOPMENTS
ARE BEACONS OF FINE MODERN LIVING

ST

THE VIRIDIAN
SAVVY
LOFTS
MODERN LIVING
IN BALESTIER



The Viridian occupies a site within the heritage district of Balestier. This arrangement made for an unusual setting – it was one of the first high-rise residential projects to be developed in an area previously zoned for industrial use. The designers needed to exercise sensitivity in their execution so that the development would not appear out of place within its context.

The design gesture that emerged from this careful handling was the placement of a high-rise tower block on top of a podium. The tower contains the residential units on two floorplates connected by a shared common corridor, while the podium houses the development's shared amenities.

The Viridian's six storey podium performs as a both a mitigator to and unifier with the neighbouring low-rise factories and workshops. Instead of looming large, it fits in consistently with the scale at ground level. The podium accommodate car parking lots within, as well as a sky terrace with a swimming pool on top of a flourishing green deck. The podium, with its communal facilities, serves as a connector for the residents to not only interact with each other, but with nature itself.

The tower incorporates a stacking model with seven different unit types. These residential unit types change, and become incrementally larger as the height of the blocks increase. Some of the unit types include double volume loft units that encourage Small Office/ Home Office (SOHO) living, which are considerably taller than their single level unit counterparts. In order to reconcile their disparate heights and layouts, outdoor terraces are designed to fill in those gaps.





THE VIRIDIAN'S SIX STOREY PODIUM PERFORMS
AS A BOTH A MITIGATOR TO AND UNIFIER WITH THE NEIGHBOURING
LOW-RISE FACTORIES



Notwithstanding the immediate industrial vicinity, the Viridian emphasises the views of the city that it reaches out to. The tower's residential floorplates are fashioned not to meet evenly with each other. Instead, they are diverging. This action of aligning the plates so that both ends jut out allow for a 270° view around. The walls of the tower not only house the services and circulation cores, but also act as devices to frame scenic views without.

The façade of the podium comprises multiple punctured aluminum panels which have diverse uses. These panels act as sunscreens and regulate ventilation as well as afford a level of opacity to control views into and out of the podium.

The Viridian stands out in its effort to continue a discourse on designing high-rise residential typologies. While its design can be distilled to a tower-and-podium form, its effort to gracefully balance its internal demands of suitable residential unit placement versus its existing external site context and conditions is notable. To that end, its goal in responsively creating a home that is both conscious and thoughtful to the residents' and the community's requirements, is remarkable.



THE VIRIDIAN STANDS OUT IN ITS EFFORT TO CONTINUE A
DISCOURSE ON DESIGNING HIGH-RISE RESIDENTIAL TYPOLOGIES

THE VIRIDIAN

DIRECTOR Andrew Lee | TEAM MEMBER
Fan Wyman | C&S DIRECTORS Henry Irsan
Gunawan & Lim Yan Ping | LOCATION |
Balestier, Singapore



ADRIA
**ELEVATED
VISTAS**

SEAMLESSLY
INTEGRATED
URBAN LIVING





SENSITIVITY
AND RESPECT
WAS CALLED
FOR WITH ITS
IMMEDIATE
SITING OF A
LUSH, GREEN
EXPANSE
AROUND IT

Designing Adria encompassed multiple challenges. Chief among these demands was the need to create an iconic structure in the urban fringe amid nearby city blocks. Yet, sensitivity and respect was called for with its immediate siting of a lush, green expanse around it. Thus any resulting intervention would have to contend with two contrasting landscapes on two scales: to stand out from a distance, yet diminish and blend in at closer proximity. The designers manoeuvred between these constraints by devising the development as connected tower structures sitting on a 'green' pedestal - a high-rise block placed on top of a podium.

The podium at the base provides contrasting spaces to the tower's private home units. It not only acts as a literal structural support for most of the project, but also serves to build metaphorical bonds - with its service spaces of car parking lots and communal recreational facilities. The podium celebrates its role as a counterpoint to the tower's height, extending adjacent from beyond the tower to form an outdoor terrace. Here, the deck is open to the sky, with landscaping,





THE NEED TO CREATE
AN ICONIC STRUCTURE IN
THE URBAN FRINGE AMID
NEARBY CITY BLOCKS





communal dining pavilions and a swimming pool. This soft touch spills over the edge of the podium with its unique façade treatment. Creepers and vertical plants thrive on the sides of the podium walls, allowing it to integrate seamlessly with the surrounding green environment, as seen at street level. In this manner, the scale of the development at ground level remains very human – approachable and intimate.

Adria's residential tower consists of two distinct vertical stacks, connected by a circulation spine with a vertical service core. This form is derived from and determined by the apartment units' mix and their target residents. The development's larger units, aimed at families, are grouped within a broader tower footprint, and are oriented towards the verdant landscape views. On the other hand, smaller studio and loft units, targeted at working professionals, face the excitement and vigour that the cityscape and the urban environment afford.

— ADRIA

DIRECTOR Andrew Lee | TEAM MEMBERS
Lai Tien Yong, Fan Wyman, Raymond
Bachtar, Jennifer Salac, Rafael Tamonan |
LANDSCAPE DIRECTOR Lena Quek |
LOCATION Thomson, Singapore





WOODLAWN
**SENSORIAL
HAVEN**

SUBLIME COMFORT
IN A SYLVAN LOCALE



NESTLED WITHIN A SERIES OF WATER POOLS
AND LANDSCAPED COURTS, THE PROJECT IS AN ELEGANT
AND COMFORTABLE LIFESTYLE PAD

Woodhaven was envisioned as a development with a strong community identity that integrates elegant strata terraces with luxurious condominium units. These dwelling types are nestled within a series of water pools and landscaped courts, making the project an elegant and comfortable lifestyle pad with a wide array of recreational facilities that will appeal to a multitude of homeowners. The site is located within the Woodlands Precinct and is in close proximity to major shopping and communal hubs like Causeway Point and Woodlands Regional Library.

Given the high visibility and vibrancy of the site, the design intention was to create a unique development that would be immediately visible from Rosewood Drive.

The facade is composed of a series of 'frames', lined with richly textured surfaces and aluminium trellises. These 'frames' are the main design statement, wrapping and sculpting the various tower blocks to create a stylish and striking impression on the Woodlands skyline.

The 179-unit condominium consists of low-rise apartment blocks, each with protruding balconies and a pattern of textured frames or surfaces to create functional, yet highly expressive elevations.

The condominium makes use of interesting materials, colours and patterns that appeal to the senses. Such 'sensory spaces' are meant to stimulate the senses, stir emotions and delight while maintaining a sense of comfort and functionality.



A PATTERN OF TEXTURED FRAMES OR
SURFACES TO CREATE FUNCTIONAL YET
HIGHLY EXPRESSIVE ELEVATIONS





The 39 strata terrace houses come with their own private enclosed space deck, roof terrace, jacuzzi and spacious bedrooms. Lofty ceiling heights and private parking lots characterise each unit, which is laid out to have immediate access to a recreational pool and landscaped lawn, offering a balance of exclusivity and convenience. Stepping into Woodhaven, residents will encounter a space full of welcoming greenery. An entry porch, which is reminiscent of a formal garden, will lead residents into a luxurious drop-off foyer. A series of picturesque verdant avenues continue to draw residents into bands of linear courts filled with expansive water pools and garden features that define Woodhaven.

WOODHAVEN

DIRECTORS Ashvinkumar Kantilal, Andrew Lee & Charles Lee | TEAM MEMBERS Raymond Bachtiar, Foo Young Chye, Nico Dominic, Francisco Jennifer, Ma Nora Matienzo Dawinan, Benson Wee, Desy Kismantono, Rajesh Babu Krishnan, Teo Tzeh Nam, Zaw Ng, Lai Tien Yong, Mohamed Yoosof Jamal Mohamed, Joleen Woon | LOCATION Woodlands, Singapore

A DAY IN MY LIFE

CHARLES LEE
SHARES HIS
INSPIRATIONS

How would you describe an average day in your life?

My routine is simple. I would wake up early to have a chat with my children before they head off to school. After that would be my workout time, when I do stretches and push-ups, then some quiet time, when I read and enjoy some coffee. Following that would be time to work, and finally the day would wind down with some “lazy time”, when I read and then go to sleep.

What do you like to do when you are not at work?

My philosophy is that my life is my work and my work is my life. I don't see them as different things, so everything I do serves both purposes. If the question was, “What do you do to relax?” – my answer would be, “Reading and watching the clouds go by”.

Who are some of the people who have influenced the way you live or operate?

My children. I call them my “game-changers” because they have fundamentally changed the way I live.

What 3 things currently inspire you?

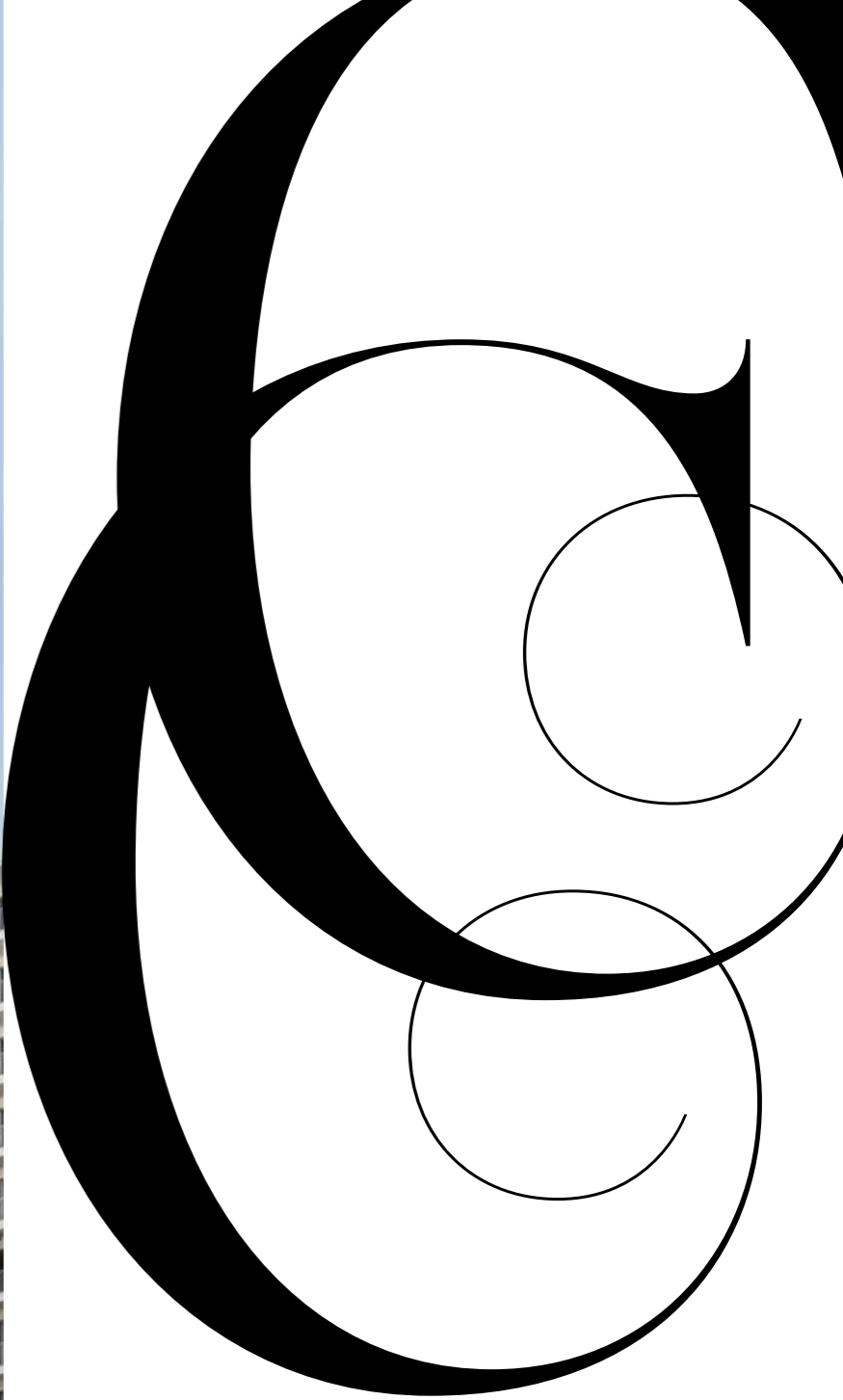
My children inspire me, first of all. Next would be the passion I have for my work. Third would be the pursuit of a simple happiness. My priorities are in that order.

Is there a key element that motivates you?

My motivation comes from my faith in those three things that inspire me.



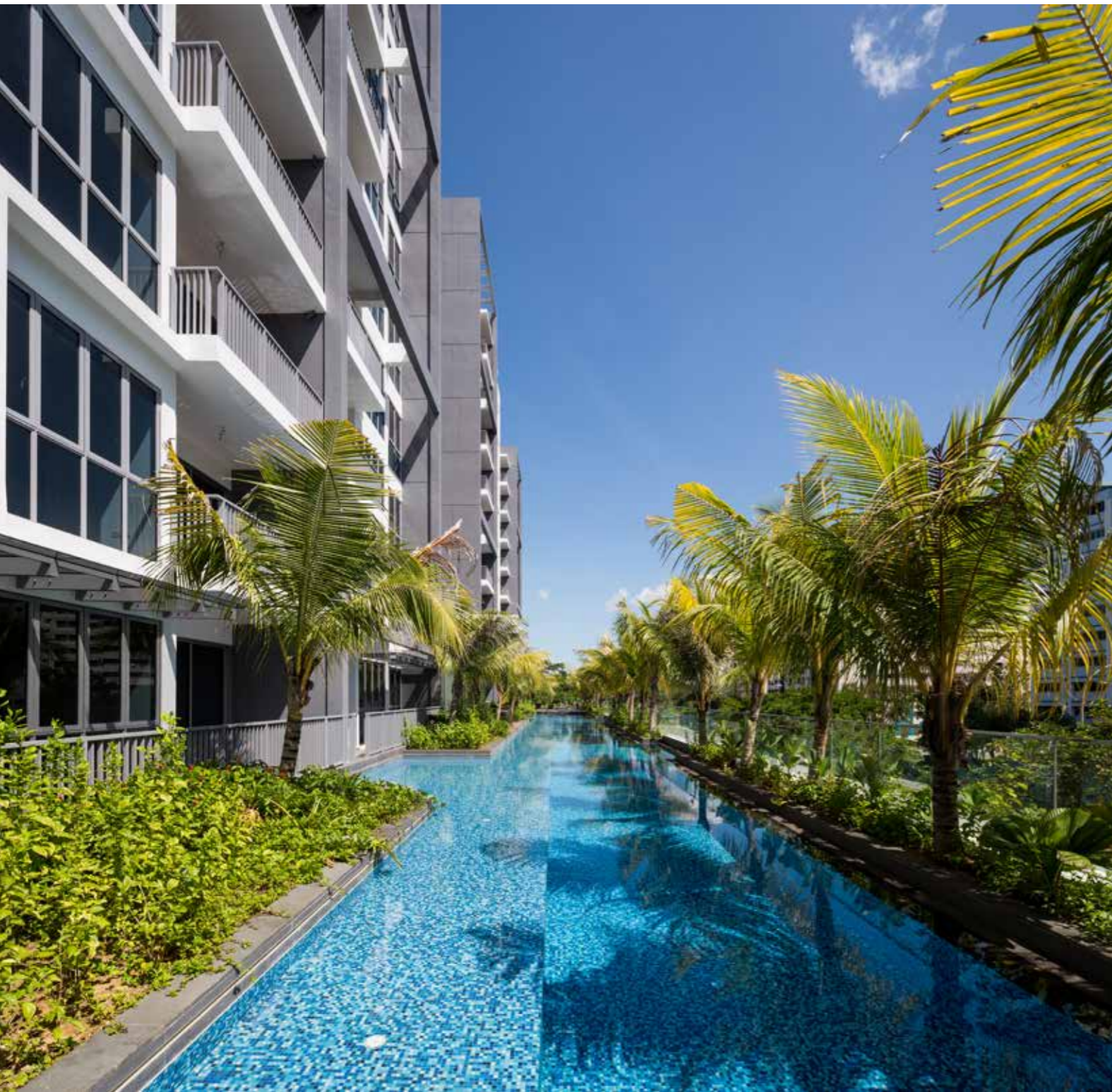
Charles
Lee with
his children



SEASTRAND

COASTAL COMFORT

SAVOUR THE SIMPLE
PLEASURES OF EXCLUSIVE
BEACHFRONT LIVING



ITS PROXIMITY TO
THE SEA INSPIRED
THE DESIGNERS
TO CREATE A
DEVELOPMENT THAT
ENCAPSULATES
BEACHFRONT LIVING

Located near Pasir Ris Park and its beach on a sprawling 215,281 square feet site, Seastrand comprises of 473 units of skyrise homes. Concrete and aluminium trellises frame the elongated blocks of this extensive development. These frames extend beyond the facade and have become iconic elements of the street-facing establishment. With such an impressionable facade, the visibility of the project significantly enhances the skyline of the precinct. The condominium development, offering a wide selection of apartment types, appeal to a diverse range of residents especially those who wish to upgrade from public housing to a lifestyle of exclusive private living.

The site's proximity to the sea inspired the designers to create a development that encapsulates beachfront living, with most units offering views of landscape and



THE MAIN SCENIC BOARDWALK IS FLANKED ON BOTH SIDES WITH
EXPANSIVE SINUOUS WATER FEATURES AND PLAY POOLS



scenery. Most units overlook a central landscaped court with expansive pools while others enjoy lush forested greens. A series of picturesque trails continuously draw residents into the central court comprising a main scenic boardwalk with island decks. The boardwalk is flanked on both sides with sinuous water features and recreational pools.

A full suite of amenities within the condominium further boosts the resort-style living experience. The amenities include an aqua-gymnasium, a 50-metre lap pool, a hydrotherapy spa pool, a chill-out lounge pool, as well as a play area and a sand quarter for children. The Seastrand Condominium is a trans-urban development that sets the trend for modern living within the beautifully scenic setting of Pasir Ris.

— SEASTRAND

DIRECTORS Ashvinkumar Kantilal & Andrew Lee | TEAM MEMBERS Soon Ah, Raymond Bachtiar, Joselito Cayanan, Benson Wee, Guo Fengming, Daniel Ho, Koh Poh Kwee, Claire Marie, Tan Ping Yeh, Karuppaiyan Muruganatham, Sivanesan Pandikumar, Chotsiri Sirin, Lai Tien Yong | LOCATION Pasir Ris, Singapore



RV RESIDENCES

CENTRAL CITADEL

CONTEMPORARY LIVING WITH
A PRESTIGIOUS ADDRESS



RV Residences is a prestigious private residential development conveniently nestled along River Valley Road. The site is situated in a high-rise residential area in the prime central area of Singapore, and is bounded by commercial developments. The establishment consists of six 7-storey apartment blocks, each with 248 units.

The stylish yet cosy development appeals to the young and affluent. This unique development is strikingly visible from the street, as the design uses clean architectural lines with subtle colours to create a sleek and contemporary architectural style.

Full height glass windows and balconies offer residents panoramic views; vertical fins protruding from the facade provide shade for the apartments, while creating an impactful visual pattern externally. A light shaft cuts the length of the block, enhancing ventilation and natural illumination to the interior of the units.

With its breath-taking views, a communal sun deck poised at the roof level together with the sky pool allows residents to fully enjoy the highest vantage point of the development. An architectural screen further enhances the privacy and exclusivity of the swimming pool on the roof top garden. The screen is also a bold and distinctive feature of the entire development. At night, the glass walls that encase the rooftop gymnasium shimmer with a soft glow that adds to the tranquillity of the night atmosphere.





THE DESIGN USES CLEAN ARCHITECTURAL LINES
WITH SUBTLE COLOURS TO CREATE A SLEEK AND
CONTEMPORARY ARCHITECTURAL STYLE





The intimate scale of RV Residences projects a sense of exclusivity and sophistication. It offers a wide array of unit types, ranging from one to five bedrooms, suitable for family units or single studio pads. Penthouse units are the highlight of the development, with a private spa or jacuzzi up on the roof.

With such a diverse variety of lifestyle offerings to select from, potential homebuyers are spoilt for choice.

— RV RESIDENCES
DIRECTOR Steven Low | LOCATION River Valley, Singapore

K

THE BAY
**KHMER
CHIC**
LUXURY AND FINE LIVING
THE CAMBODIAN WAY



The Bay marks ONG&ONG's first major project in Cambodia. Located in a prestigious location, at the confluence of the historically significant Tonle Sap and Mekong Rivers, the mixed-use development features a variety of luxury residences and a hotel. The development is inspired by the natural topography of Phnom Penh, and is designed to parallel the great forces of nature, dividing and converging to create an artistic movement. The architecture combines the spatial openness with the dynamic views of the river.

With the developmental process planned in four phases, the architecture incorporates multiple naturally ventilated common spaces set within greenery.

Phase 1 is characterized by the 53-storey Bay Suites; phase 2 features the 55-storey Bay Residences; phase 3 consists of the 47-storey Sky Villa; while phase 4 completes the project with the 42-storey hotel. A lushly landscaped podium anchors the development by joining the different phases together, with facilities for residents to enjoy an active lifestyle in a garden-themed setting.

Aiming to transgress the boundaries of nature-inspired living with each phase, the simple design of naturally ventilated corridors in phase 1 is brought to another level in phase 2. The building profile of Bay Residences splits and diverges in an X-shape to allow daylight and natural ventilation into spaces, while creating unique gardens in the sky. These gardens, located at the ends of the X-shaped building profile, bring greenery and a sense of community to an urban setting.

Phase 3 stretches this concept even further by placing generous spaces between levels for cross ventilation and daylight penetration. The building houses airy and light-filled

sky villas, and each multi-storey villa unit is surrounded by gardens. They are also arranged in a staggered layout to ensure privacy, being the ultimate villa in the sky.

Careful orientation in the north-south direction gives all residents breath-taking views of the unique geography of the region. The Bay Suites, Bay Residences and hotel feature the sky terraces situated on the 30th floor as well as roof gardens.

Redefining the Phnom Penh skyline, The Bay is an integrated development that sets new standards for luxury living in the city. The project is a finalist in the Commercial Mixed Use - Future Projects category at the 2015 World Architecture Festival Awards.

— THE BAY

DIRECTOR Andy Goh | TEAM MEMBERS
Dennis Piasan Formalejo, Sheena Manoharan, Ei Hnin Phyu, Karla Mikhaela Misula Pundaodaya, Puttajun Tippisuit, Sukit Torsahakul, Ocampo Wendell Reyes, Ong Qi Rong
| LOCATION Phnom Penh, Cambodia



DESIGNED TO
PARALLEL THE
GREAT FORCES
OF NATURE.
DIVIDING AND
CONVERGING
TO CREATE
AN ARTISTIC
MOVEMENT

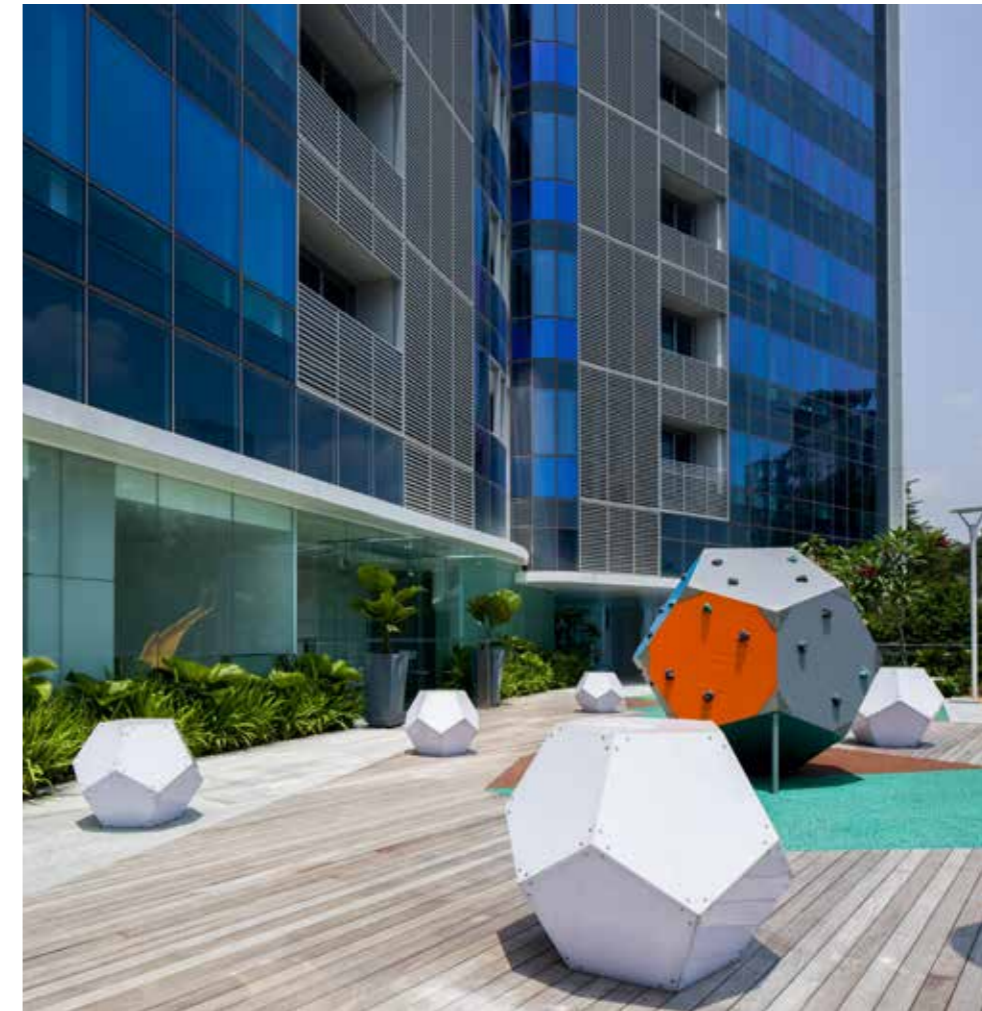


ALBA

TECTONIC TRIUMPH

BESPOKE
CONDOMINIUM
LIVING WITH
A LUXURIOUS
TOUCH





A UNIQUE DEVELOPMENT
THAT IS BOTH MODERN
AND TIMELESS





EACH UNIT
IS DESIGNED
SPECIFICALLY
TO SUIT
INDIVIDUAL
LIFESTYLES
AND TASTES

Alba is a luxury freehold boutique condominium sitting within the prime residential area of Cairnhill. Despite the bustling Orchard shopping area being a stone's throw away, Cairnhill has a quiet charm. Alba thus offers a bespoke inner city lifestyle befitting its exclusive location.

The layout and facilities are based on a hotel service concept; cars are automatically identified at the arrival point and met by a concierge, who will then lead the visitor through to the private lifts leading to the resident's apartment. Residents enjoy a clubhouse, including numerous dining environments, gym, pools, domed jacuzzi and children's play area.

The 20-storey, Y-shaped development comprises 48 units of varying sizes. The apartments are serviced by one central stair core and three private lifts that allow residents to arrive directly into their apartments. An exclusive penthouse occupies the entire upper floor of the tower and a town house is situated behind it. Both units offer expansive views across Orchard and the Istana.





ALBA OFFERS
A BESPOKE
INNER CITY
LIFESTYLE
BEFITTING ITS
EXCLUSIVE
LOCATION

The facades are clad in blue-tinted glass curtain wall and powder coated aluminium panelling, with features such as internal facade drainage systems and self-cleaning glass, designed to cater for the wet tropical climate.

Each unit is designed specifically to suit individual lifestyles and tastes. This includes diverse layouts encompassing varying numbers of bedrooms and bathrooms, alongside facilities such as saunas, powder rooms and study rooms. The materials for each unit are also bespoke, varying from light and airy materials such as statuario sourced from Italy, to dark oak finishes. The appliances including toilets, sinks and baths are also handpicked to match, all of the highest European quality.

Alba is a unique development that is both modern and timeless – an extravagant residential typology that is rare in Singapore.

— ALBA
CONCEPT DESIGN Bernardo Fort-Brescia
(Arquitectonica) | DIRECTOR Goh Chong
Chia | TEAM MEMBER Benedict Horsman |
LANDSCAPE DIRECTOR Lena Quek | INTERIOR
DESIGN DIRECTOR Niven Greenaway |
LOCATION Cairnhill, Singapore



INFINITY

MODERN MYANMAR

EXPERIENCE A LIFE OF INFINITE APPEAL IN YANGON'S
MOST PRESTIGIOUS NEIGHBOURHOOD



SPECTACULAR VIEWS OF THE SHWEDAGON PAGODA, KANDAWGYI LAKE AND THE INYA LAKE



Infinity is a 148-unit luxury condominium that is both timeless and cutting edge, located at Kabar Aye Pagoda Avenue, one of the most prestigious areas in Yangon, Myanmar.

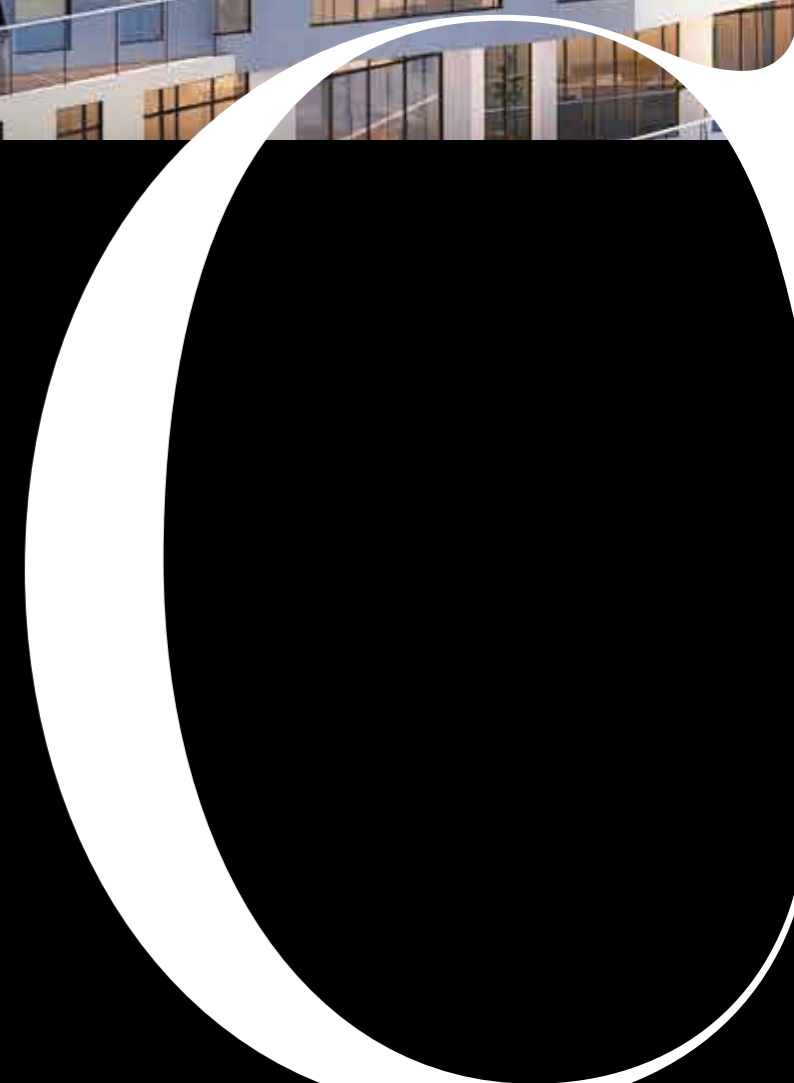
The design of the development addresses the fundamentals of high-rise living in terms of building depth, unit depth, cross-ventilation and floor layout. The development offers six distinct types of homes to appeal to residents with different lifestyles and requirements. Each unit is designed to be spacious and comfortable, with careful consideration of layout and architectural elements.

In order to create a dynamic facade to echo the movements of water, apartment units feature irregular balconies. Large framed windows and glass-walled balconies offer natural illumination and ventilation offering sustainable high-rise living. These large fenestrations also offer spectacular views of the Shwedagon Pagoda, Kandawgyi Lake and the Inya Lake.

A sky terrace complements the exclusivity of the high-rise development. The sky terrace bridges the two towers and features recreational amenities such as the infinity edge pools, a gym, function room, and



CREATING A
DYNAMIC FACADE
TO ECHO THE
MOVEMENTS
OF WATER



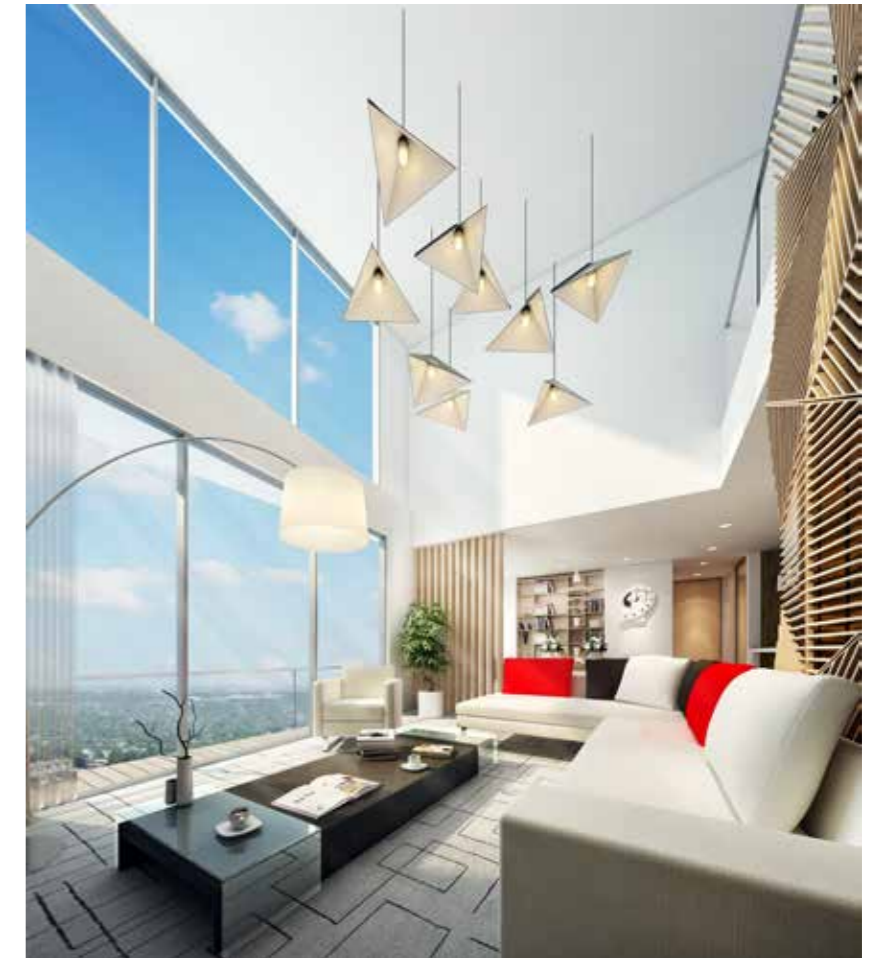
exercise areas. The common area of Infinity is designed with the same attention to detail. An expressed entrance portal features a drop-off bay beneath lobbies that exclusively serve four units per floor.

This prominent residential development of 28-storeys is a beacon of modern living, with its distinctive facade. The comfort and luxury of the apartments are enhanced with the breath-taking panoramas of the surrounding valley from every floor. With Myanmar being on the cusp of a new era of exciting change and development, Infinity is set to be one of the driving forces behind this change.

INFINITY

DIRECTOR Andy Goh | TEAM MEMBERS
Dennis Piasan Formalejo, Karla Mikhaela
Misula Pundaodaya, Puttajun Tippisuit,
Sheena Manoharan, Sukit Torsahakul,
Ong Qi Rong, Wong Tuck Soon

LOCATION Yangon, Myanmar



SHWE ZABU
RIVERVIEW COMPLEX

RIVERINE REVELRY

STAGGERED
SOPHISTICATION
IN THE HEART
OF YANGON





THE RESULTANT DESIGN IS A LIVELY SERIES OF UNIQUE BLOCKS ELEVATED ON A PODIUM

The Shwe Zabu Riverview Complex is located along a historical road in Yangon, Myanmar, close to landmarks such as Shwedagon Pagoda, Bogyoke Market and Kandawgyi Lake. The site is a gateway to the downtown area and to the port at the Yangon River. The 10-storey high complex comprises four residential tower blocks with an office podium. Commanding scenic views of the Yangon River, this development is a retrofitted design over the existing structure, which was incomplete with only the piling works and a 2-storey structure.

The challenge was to add value to the built environment through the creation of better living spaces. This was achieved through a re-designed layout and facade, which skilfully retained the existing columns and core. The close proximity of blocks and narrow setbacks were resolved by alternating the balcony profile and protrusions, thus breaking out of the monotonous square box design. The resultant design is a lively series of unique blocks elevated on a podium. The playful staggering of planes on the elevation further adds to the creative design style by creating an interesting facade.

— Shwe Zabu Riverview Complex
DIRECTOR Andy Goh | TEAM MEMBERS Wong
Tuck Soon, Sukit Torsahakul | LOCATION
Yangon, Myanmar





MIL APARTMENT

DIMENSIONS OF SOUND

FINISHING
NOTES FOR A
BESPOKE HOME





WHEN
CONCEPTUALISING
THE UPDATED
APARTMENT,
THE DESIGNERS
ENVISIONED THE
MUSIC ROOM AS
THE HEART OF
THE HOME

Situated along River Valley Road, an exclusive residential enclave located just beyond the bustle of the central business district, ML-Apartment is part of a mature condominium development built in the mid 1980s. Flanked by Orchard Road and Robertson Quay, the 288-unit development sits on prime real estate and boasts some of the most sought after apartment units in the area.

Built to the specifications of 1980s architectural style, ML-Apartment is a spacious unit, requiring only a slight facelift to realise the potential of the space. Therefore, the design objectives were simple – modernize and update. The main stipulation for the design team was to freshen up the space and bring it back to life, while maintaining the ambience of the original apartment.

The interior design of the original apartment was effectively utilitarian. Due to the client's interest in design, he collaborated closely with the designers throughout the entire process. The client's love for music dictated that the new layout be centred around his passion. In particular, the apartment

needed to have perfect acoustics. Therefore, when conceptualising the updated apartment, the designers envisioned the music room as the heart of the home.

Materials chosen for the revamp were generally sound absorbent, consisting of dense wood such as Burmese teak, as well as plush carpeting and upholstery. Marble, which was used throughout much of the original layout, was replaced by wood and carpeting in order to accentuate sound quality and acoustics within the music room. The designers also incorporated door partitions and wall panelling in areas such as the foyer and the living and dining rooms, bestowing the apartment with a clean modern aesthetic.

What was ultimately achieved was a bespoke design for the apartment; with the designers delivering a finished product that was completely predicated on fulfilling the client's lifestyle and love for music.

— ML-APARTMENT

DIRECTORS Maria Arango & Diego Molina |
LOCATION River Valley, Singapore



**S L O W
D O W N**

Find inspiration for your own escape and reprieve as ONG&ONG designers share their methods for coping with the chaos of living in today's urban jungle.



**ASHVINKUMAR KANTILAL /
GROUP CHIEF OPERATING OFFICER**

Which is your favourite time of the day? And why?

At about 5.30am, the time that I usually wake up. The smell of morning dew is invigorating. I feel refreshed, and everything is cool and quiet.

How would you spend a quiet afternoon on your own?

I would listen to jazz music with a single malt whiskey on the side, in an air-conditioned room so I don't disturb others in the house.



Coffee or tea? How and where would you enjoy your beverage?

A single shot espresso without sugar or milk, accompanied by a bite-sized piece of chocolate, in my dining room whilst reading.

When was the last time you felt a sense of wonder about your environment? Please describe.

It was once whilst playing golf after a downpour – seeing the rays of the sun coming through the clouds is a wonderment.

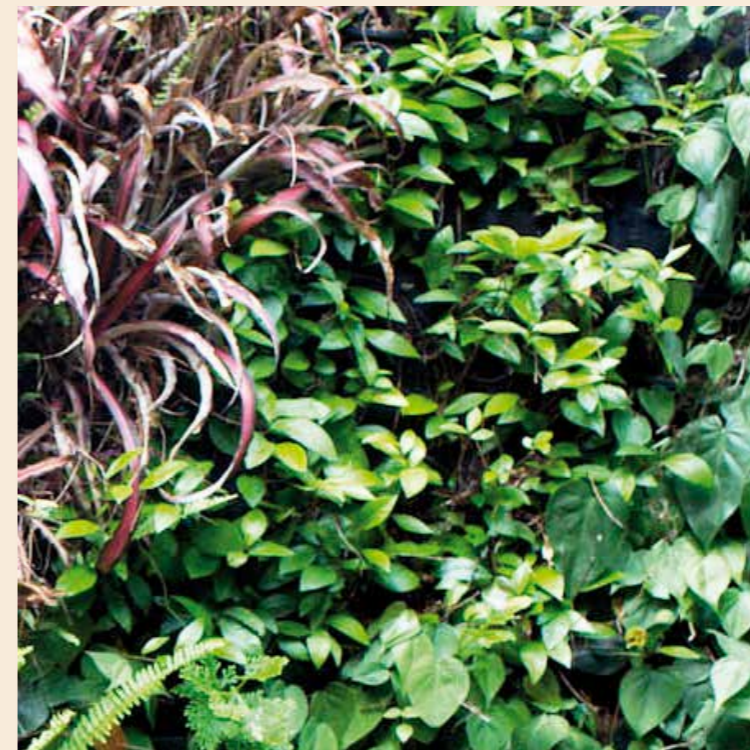
What is your favourite weather in Singapore? How does it make you feel?

A light rain in the evening because it makes me feel that the day is drawing to a close.

Plant or animal?

Name a favourite species.

Plants, especially the wild ferns that are currently growing in my garden.





LENA QUEK / LANDSCAPE DIRECTOR

Which is your favourite time of the day? And why?

Dusk, because the world slows down and becomes more mellow. And there's the promise of a new day, a new beginning.

How would you spend a quiet afternoon on your own?

In a cinema – I love being in a darkened space and seeing another world of possibilities and lives so different from my own limited reality.

Coffee or tea? How and where would you enjoy your beverage?

Coffee... black. If it's a cool afternoon, it will be in a café surrounded by lush greenery.

When was the last time you felt a sense of wonder about your environment? Please describe.

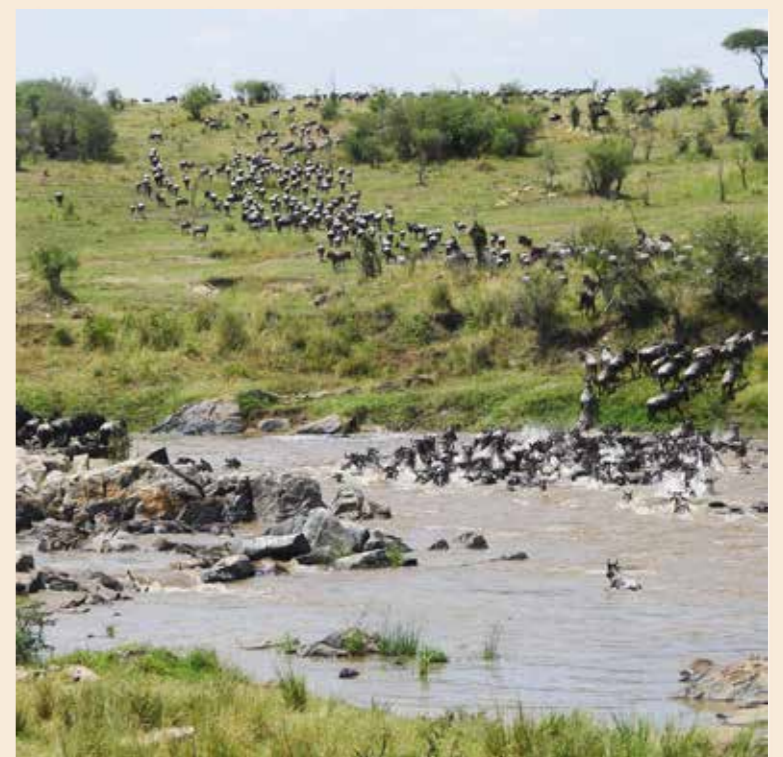
In 2010, I went on a safari trip to the Serengeti in Tanzania and got in the thick of The Great Migration. We rode in an open-air jeep with 1,500,000 wildebeests, 350,000 zebras and 200,000 antelopes, which were on their annual passage to chase the rains. Their journey stretches 1,200 miles across Tanzania, and witnessing the legendary migration was indescribable; it goes beyond awe and wonder. I was completely humbled by the immensity of nature and creation.

What is your favourite weather in Singapore? How does it make you feel?

The cooler months of December and January, despite the monsoon downpour. Coupled with Christmas and the New Year, the cool weather makes everyone more even-tempered even though we often have very tight deadlines leading up to Christmas.

Plant or animal? Name a favourite species.

Animals of course – you can't relate to or empathize with a plant. I like cats in particular, their slinky, quiet ways calm me.





How would you spend a quiet afternoon on your own?

On quiet afternoons I enjoy watching television. It's not very exciting but it's a good way to unwind. I like to spend time at home when I am not working. If not, I enjoy immersing myself in nature, or spending time in the garden.

Coffee or tea? How and where would you enjoy your beverage?

I'm a coffee drinker, maybe a little too much in the past. Now I try to keep it to one cup in the morning and one in the evening. I take it with milk, sugar - the works. Just not American coffee, it tastes like dishwashing liquid!

When was the last time you felt a sense of wonder about your environment? Please describe.

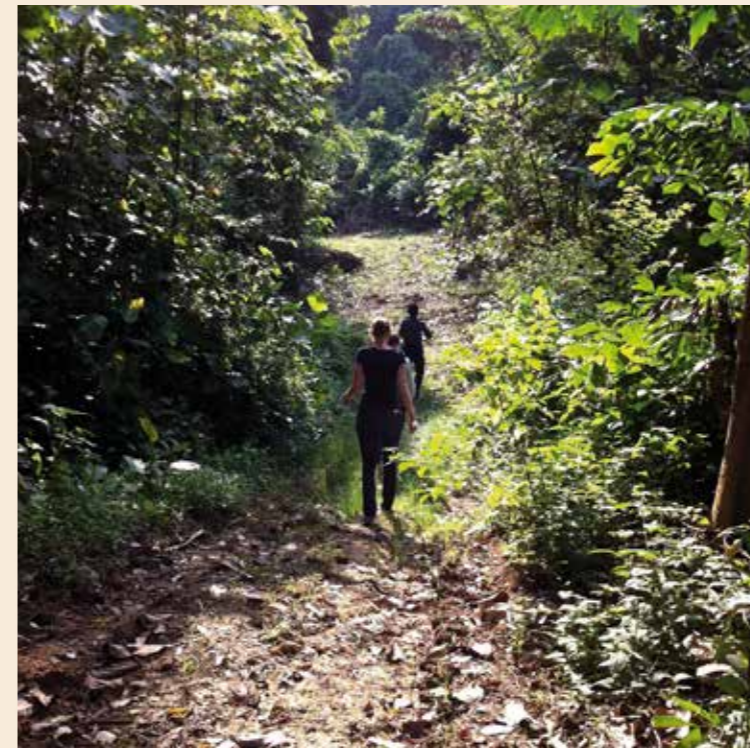
I really like skiing. There's nothing quite like being out on the slopes and there's absolute silence. As you ski between the trees and through the powder, you can hear and feel the wind blowing past your ears, and there's really nothing in sight, not a soul in sight. What they call the sound of silence - there's nothing quite like it!

What is your favourite weather in Singapore? How does it make you feel?

I really like the rain. When it rains the air feels so refreshed. I always tell people that when the lightning strikes out it's even better, because that's when you get the smell of ozone. The air feels fresh, it almost feels like the world has been washed, like freshly driven snow, it's fantastic.

Plant or animal? Name a favourite species.

I'm not really an animal person, but I like a lot of green. I like my garden wild, so a lot of creepers and things like that. Lately though I've been trying to get more flowering plants, like when the flowers bloom in spring in temperate countries. I tried growing some flowering plants, but I'd like more colour.



GOH CHONG CHIA / DIRECTOR

Which is your favourite time of the day? And why?

Towards the evening when I work around the garden. I like trimming the plants and planting seeds. Especially when my grandchildren come and plant seeds in the garden. I have a small garden but it's very lush and very green. My grandson calls it "granddad's jungle".



SEEING THE
RAYS OF THE
SUN COMING
THROUGH THE
CLOUDS IS A
WONDERMENT

-ASHVINKUMAR
KANTILAL



MICHAEL CU FUA / DIRECTOR

Which is your favourite time of the day? And why?

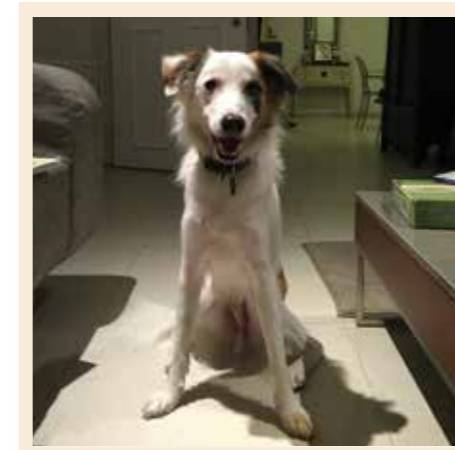
My favourite time of the day is dawn. I'm a morning person, so I'm happiest when I wake up really early and make coffee for my wife and myself. It's a great feeling to plan the day while your body and mind are fully charged. Instead of hitting the snooze button, I prepare myself mentally for the day ahead while sipping hot coffee (after I walk our dog, Smiggle). I believe that getting up early helps create a positive mind-set and promotes a feeling of accomplishment.

How would you spend a quiet afternoon on your own?

I paint, draw, sketch, research, sculpt or read books about architecture or science. If I'm in a 'D.I.Y' mood, I garden or do something to improve my apartment.

Coffee or tea? How and where would you enjoy your beverage?

Coffee, early in the morning, while chatting with my children, in the dining room. I also enjoy it while I'm painting at home or catching up with friends.



When was the last time you felt a sense of wonder about your environment? Please describe.

In 2014, when I watched a butoh performance (a form of Japanese dance theatre) by Sankai Juku. It was breath-taking and made me to experience a sense of awe, which is the most effective way to feed my creativity. The first time I experienced this was 16 years ago when I saw the butoh group Dairakudakan perform. The magical feeling I experienced was like having a surge of electricity run through my body, as if my life went from black and white to technicolour.

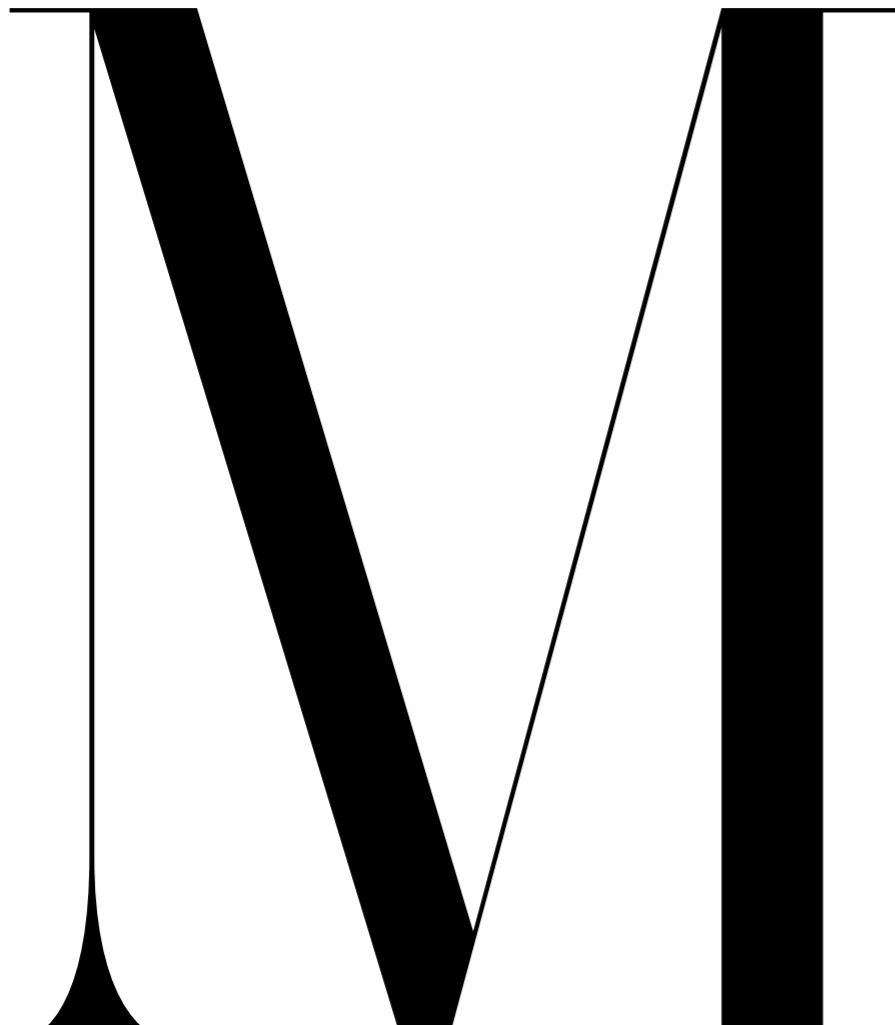


What is your favourite weather in Singapore? How does it make you feel?

I love the last two months of the year. It's not too hot, the festive season is just around the corner and it's also my boys' school holiday, so I can spend more quality time with them.

Plant or animal? Name a favourite species.

I love both! Tropical plants such as the Frangipani, Heliconia Bihai and Chamaerops Humilis (dwarf fan palm) are great. I also love cats and dogs. I adopted my dog Smiggle – it feels good to give shelter animals a second chance in life. When I'm retired, I may adopt a bull terrier – they are one of my favourite breeds.





ANDY GOH / DIRECTOR

Which is your favourite time of the day? And why?

My favourite time of the day is 5:28pm, reflecting my birth date 28th May. Thinking about the day of my birth reminds me to slow down a bit.

How would you spend a quiet afternoon on your own?

If I had an afternoon to myself, I would like to enjoy it by visiting a big open rice field and overlooking the massive open space.

Coffee or tea? How and where would you enjoy your beverage?

Both are good – black without sugar is the best. I enjoy it anywhere, at any time, since it has no effect on my sleeping habits.

When was the last time you felt a sense of wonder about your environment? Please describe.

I was running at MacRitchie Reservoir Park, and felt a sense of liberation. I was alone, and I could hear the crickets and feel the warm afternoon air. There was no other human in sight. I particularly enjoy not knowing where the route will take me.

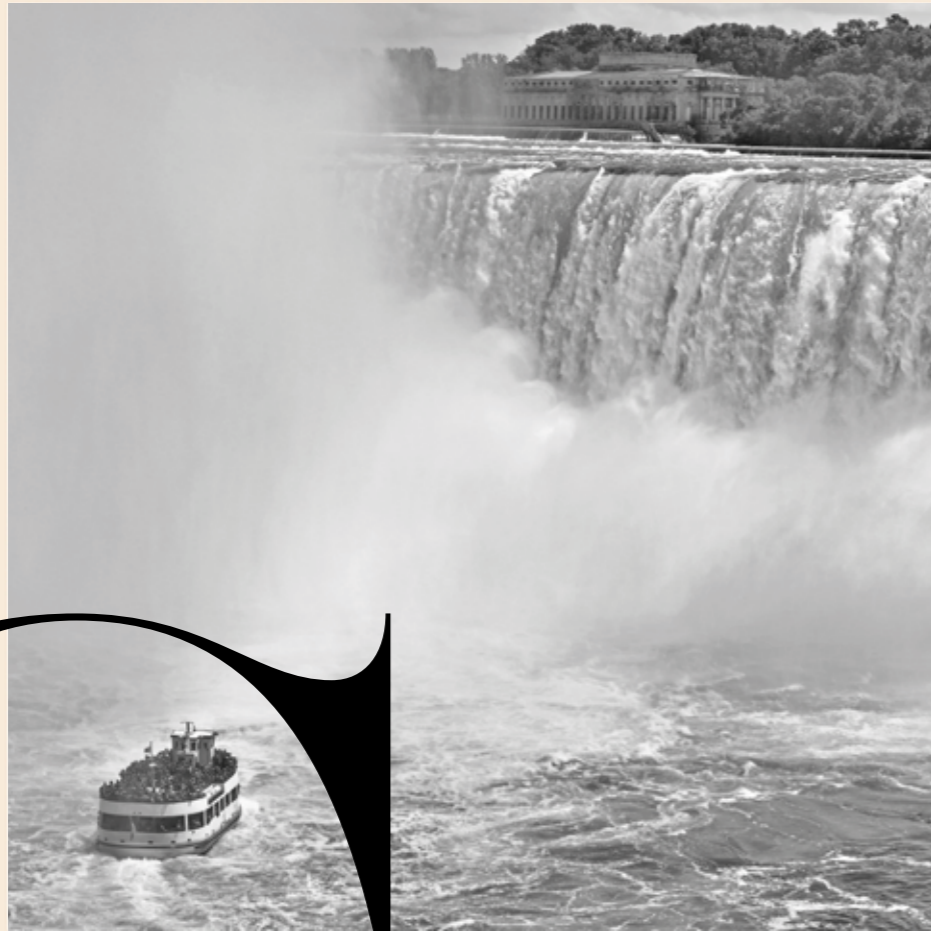


What is your favourite weather in Singapore? How does it make you feel?

My favourite weather in Singapore is the dew point temperature when I go cycling at 4am. Cycling through the mist and feeling the cool air – that's my favourite weather.

Plant or animal? Name a favourite species.

Plants, I like the giant Alocasia, also known as the Elephant Ear. It is an umbrella-like plant that can grow beyond the height of a man. I think it is nature's way of telling us that we are equals.



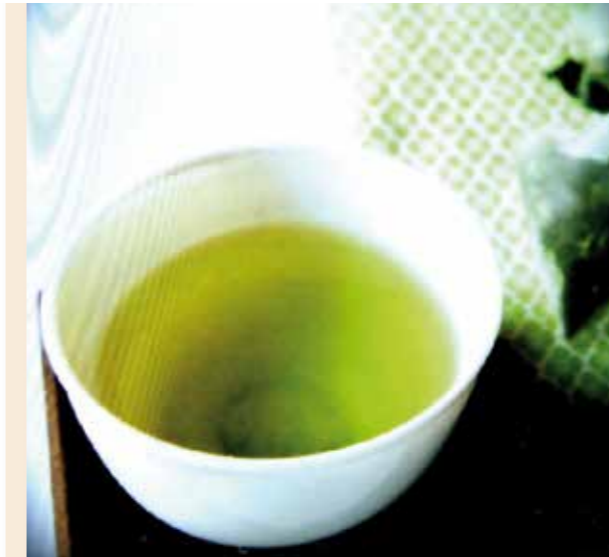
STEVEN LOW / DIRECTOR

Which is your favourite time of the day? And why?

At this age, for me it's getting up in the morning and looking forward to the new day ahead.

How would you spend a quiet afternoon on your own?

Generally I try to catch up on exercise like hitting the gym, because I really rarely have the time. If not usually I like to relax by catching a movie.



Coffee or tea? How and where would you enjoy your beverage?

I'm really a tea person, not so much coffee. Nowadays my wife will brew green tea in the day. Green tea is good but I don't consciously seek it out. And camomile for the night time so we can really get to sleep, if not I'd be a zombie the next day.

When was the last time you felt a sense of wonder about your environment? Please describe.

In my recent trip to the US, it was in fact my first time in New York City. It really blew my mind. You see it in movies and everything, but being there is another thing. The sheer scale of things there, the way that people move there. To me it was something really eye opening, and I really marvelled at the space they created. And the sheer number of people is just mind-boggling. The kind of hours that people in the city keep, they come out and walk, the city is almost 24/7, especially in Times Square. I walked the streets at 3 in the morning and it was still vibrant. You have to be there to feel the heartbeat of the city. Another highlight of the trip was to see Niagara Falls. It was pretty awesome. Although you might have seen it in pictures, nothing quite does it justice. We took the boat tour, so we got an up close view of everything, you can see the water rainbows; it really allows you to immerse yourself in nature. You get the sense of space that you're in, nature gives you a calm and soothing feeling, there's a definite sense of wonder.

What is your favourite weather in Singapore? How does it make you feel?

I really like the end of the year towards Christmas when it isn't too hot. Although of course you get rain, but then I always remember growing up as a kid, when you see rain it's nice you get to stay in, it feels more laid back. I really like this sort of weather, when it's cooling. November and December are my favourite months of the year, when it's rainy and cool. Just definitely not when it's hot and hazy.

Plant or animal? Name a favourite species.

I'm really not an animal person, so I don't have any pets. Plants, I do appreciate. I'm not a gardener, but I do appreciate plants. This might be my wife's influence, but I do get down to Gardens by the Bay, especially whenever they bring in tulips. We've gone every year, we never miss the tulips, so I've definitely learned to appreciate them.



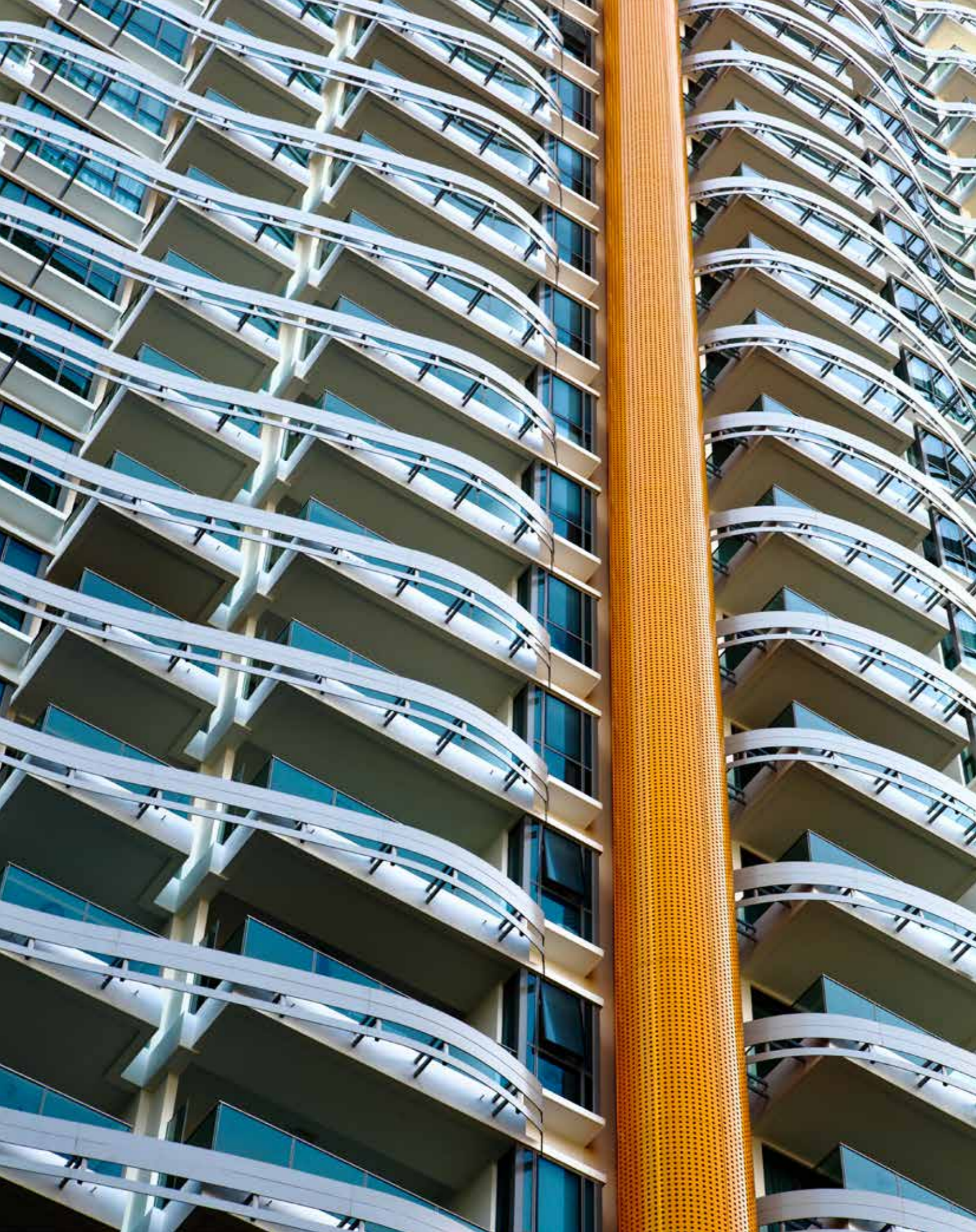
RESUR

LINCOLN SUITES

SKYWARD BOUND

HIGH-RISE LUXURY
LIVING JUST
OUTSIDE THE
HEART OF
THE CITY





CASCADING SKY
GARDENS
AND GREEN
TERRACES OF
THE LANDSCAPED
COURTYARDS
SOFTEN THE
SILHOUETTE OF
THE TOWERS

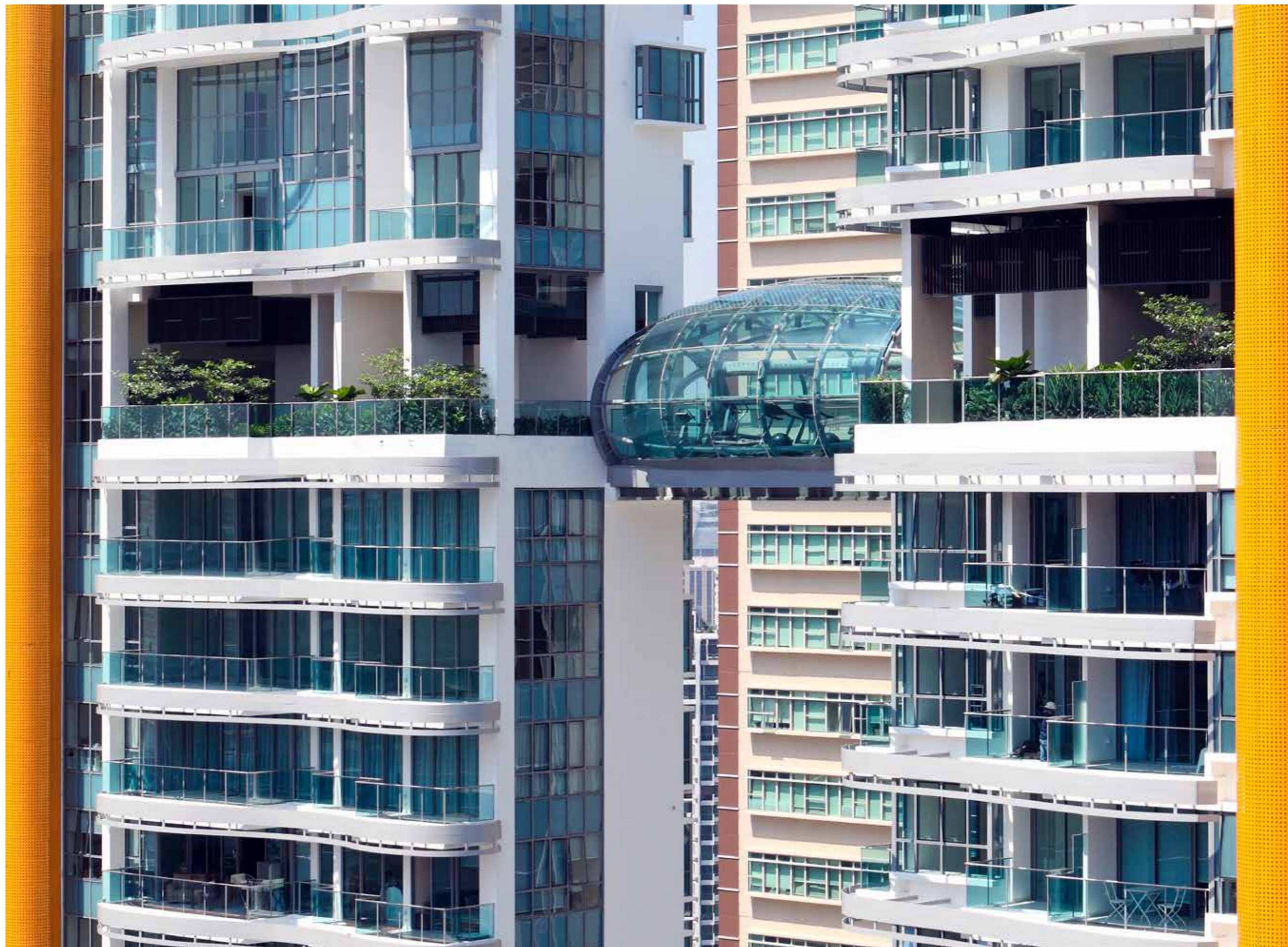
Lincoln Suites is a 175-unit luxury high-rise condominium located at the heart of the Newton district, within close proximity to a vibrant mix of retail, dining and entertainment centres.

The development comprises pair of twin towers raised on an elevated podium. The cascading sky gardens and green terraces of the landscaped courtyards soften the silhouette of the towers, which sit on a 5-storey podium clad with green wall and features impressive glass panels. Thin, delicate silver bands are woven into the facade like decorative seams and pleats, adding a dynamic design to the building.

The vertical elevator shaft of each tower is painted in a vibrant sunlight-yellow coat. The narrow elements lead the eye skywards, adding a dash of liveliness to the elegant palette of white, glass-blue and foliage green. On the fifth level, the family and leisure wings hold water play facilities and outdoor dining amenities. On the 24th level, the club and wellness wings offer dining, fitness and relaxation facilities.



A DASH OF
LIVELINESS
TO THE
ELEGANT
PALETTE
OF WHITE
GLASS-
BLUE AND
FOLIAGE
GREEN





WHEN NIGHT FALLS,
THE SOFT LIGHT
EMANATING FROM
THE SKY TERRACE
AND THE ELEVATOR
FEATURE ADD AN
ETHEREAL GLOW
TO THE ENTIRE
DEVELOPMENT

A sky terrace also links the two towers, where an extensive array of facilities is situated at the sky gym and sky garden. Panelled with thick, clear glass and suspended 24 floors above ground, the sky gym offers an exhilarating view of the surrounding cityscape. Linking the sky terraces, the sky gym runs across the condominium blocks. When night falls, the soft light emanating from the sky terrace and the elevator feature add an ethereal glow to the entire development.

— LINCOLN SUITES
DIRECTOR Steven Low | LOCATION
Newton, Singapore



THE GALE
**CLOISTERED
PARADISE**

SPACIOUS RUSTIC
LIVING IN SUBURBLIA



With 329 spacious apartment units resting on a site area of 25,003 square metres, The Gale's beautiful scenery and nature-inspired design makes it an oasis amidst the modern cityscape. Its location along Flora Road makes it easily accessible from three major expressways and barely a few minutes from Changi Airport and other places of interest in the east.

A freehold mid-rise condominium, The Gale comprises nine blocks of 8-storey towers. Designed to maximise use of natural light and air circulation, each apartment features large bay windows and spacious balconies. The building envelope is arranged in a north-south orientation to minimise heat gain and reduce energy consumption. While the living areas and bedrooms have unobstructed views of the central pool, waterscape and lush gardens, an axis of view corridors also enhances the sense of openness.





A THOUGHTFUL INTEGRATION OF TROPICAL
MODERN ARCHITECTURE WITH VERDANT
GARDENS AND WATERSCAPES





Envisioned as a haven within a tropical setting, the development is characterised by varied garden landscapes, pool views and lush greenery. A sheltered drop-off area welcomes residents and visitors, linking the main entrance to the basement car park that leads to each individual block. Water features form the heart of The Gale, cooling and beautifying the entire development. In addition to the generous 50-metre lap pool, The Gale contains a spa pool, children's pool and spa village. Also available are a wealth of other amenities, such as a gymnasium, games room, fitness corner, tennis court and BBQ pavilions.

The Gale presents a thoughtful integration of tropical modern architecture with verdant gardens and waterscapes, providing residents with a resort experience right at their doorstep.

— THE GALE
DIRECTOR Steven Low | LANDSCAPE DIRECTOR
Lena Quek | LOCATION Pasir Ris, Singapore



at home with

BE INVITED TO EXPERIENCE LIFE FIRSTHAND AT
TWO PRESTIGIOUS ONG&ONG DEVELOPMENTS

HEART AND HOME

INDULGE IN THE DELIGHTS OF THE GALE. AND CATCH A GLIMPSE OF LIFE AT THIS ONG&ONG CONDOMINIUM DEVELOPMENT THROUGH THE DISCERNING EYE OF A RESIDENT.

SHIRLEY LIM
Executive Assistant
to Group Executive Chairman





What made you choose to make The Gale your home? What were the deciding factors?

At The Gale, the units are roughly 1,300 square feet, which is a great size for a condo and not easy to find these days. We need the space because we are a family of five. It wasn't difficult when it came to deciding on The Gale –we've always lived in the east, near Pasir Ris, and our parents' home is in the east as well.

The location is convenient, the amenities are good and there's plenty to do in the area. The Gale is only a short distance to the MRT. It's also near the beach, and has easy access to the cycling park connector that leads to Changi. There's also the boardwalk, which makes for a lovely morning walk.

From an investment standpoint, The Gale also made sense. It is one of the few freehold condominium development left in the Flora Road vicinity, while the newer ones are all leasehold. The area, in particular Changi, has a great variety of food, entertainment and leisure options. From great cafes to unique restaurants and other hidden gems, the area is generally wonderful.

The Gale only has 329 units spread out over eight floors, so the development feels cosy. You never feel like you're competing with others for space. The development is usually very peaceful, and hardly ever feels crowded.



What is the décor style you chose for your home? What are the key pieces in your collection?

The interior of my home was designed with the help of my ONG&ONG colleagues. The main idea was to maximise the living space, as well as keep with the clean lines of the original design for The Gale. The entire development is neat and linear, making it easy to navigate. Even visitors have noted the efficient layout of The Gale. The facilities and amenities are easily accessed and very well contained.

We decided on minimalist-style furniture, and used mirrors to give the impression of having more space. Even for storage space we had built-in cupboards made, so we could maximise the use of the apartment's bay windows. For example, we had a study table and bed built over the platform of the bay window, and also created storage underneath. While some prefer to enjoy the view, I'd rather fully use the unit's living space.

One of the benefits of staying here is having both a wet and dry kitchen. We kept the interior of the kitchen white, with the grey cupboards, which matches the white kitchen countertops. The floors are marble or parquet with timber perimeter strips. Overall, the look is simple and contemporary.



*How would you describe The Gale?
What does your family enjoy most
about living there?*

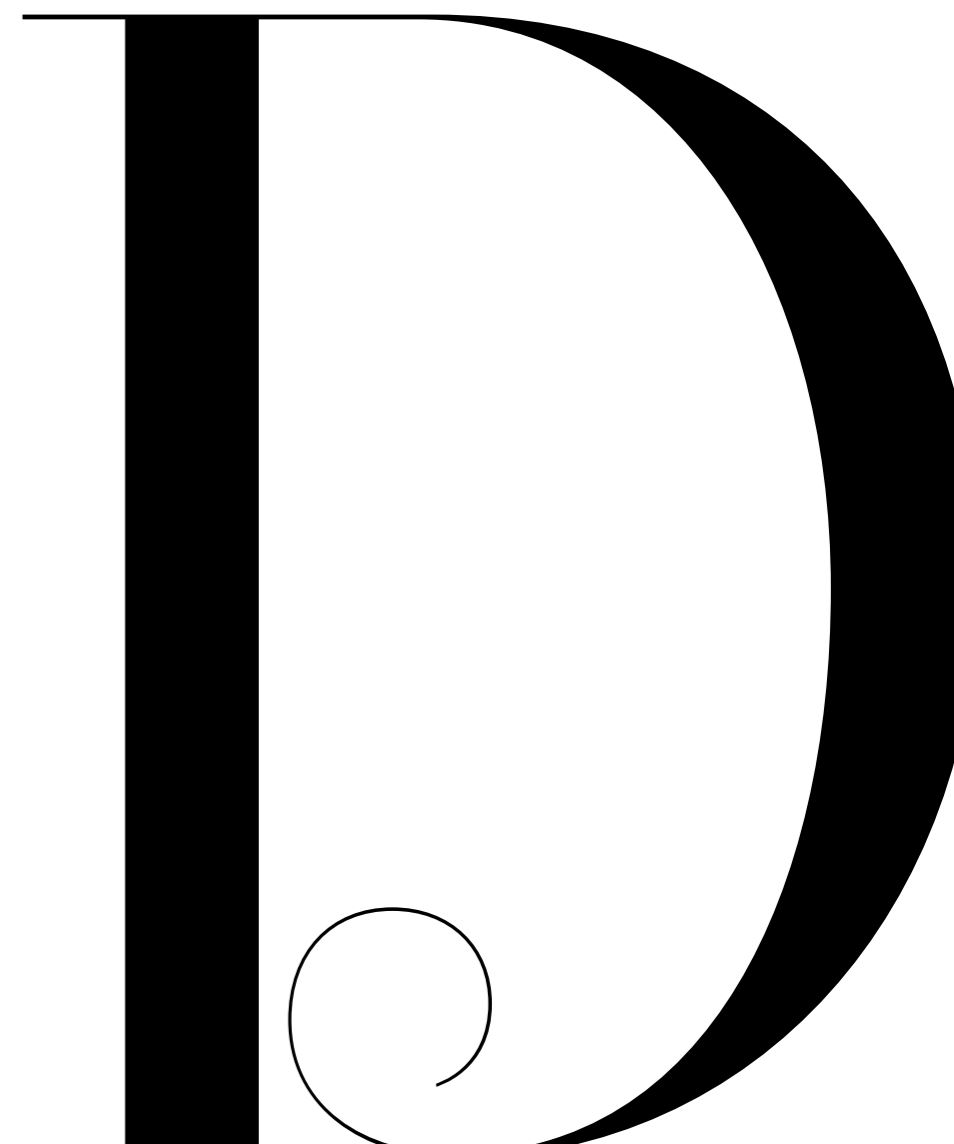
My favourite room is the large balcony, which is our family space. It faces the lap pool, and the whole family uses the balcony in different ways. My husband reads the paper there, and the kids like to play there too. Sometimes in the evenings we like to sit and enjoy a bit of wine and cheese. It's also a good spot for gatherings; we sometimes have breakfast or steamboat parties out on the balcony.

All of the units at The Gale are North-South facing, which is a key feature as it reduces the warming effect of the sun – that's why the apartment stays cool throughout the day. The many water features at The Gale also help keep the area cool. All the blocks face the water features, so whether it's the attractive 50-metre lap pool, or the spa village with the jacuzzi and the rain showers, most apartments enjoy a nice view as well as the cooling effect.

BREATHING SPACES

DELVE INTO CHIC URBAN LIVING AS WE CATCH A GLIMPSE OF LIFE AT THE ONG&ONG 360° SOLUTION PROJECT, SANCTUARY@GEYLANG.

DANIEL GRETEMAN
Senior Designer





How is your average workday like?

How would you unwind when you return home?

My average workday would usually be a brutal day of designing new projects, as well as running the current ones. There are several hypermarkets, fruit stalls and 'mamak' shops (convenience store or sundry shop) near my home, so I usually stop by one of them on my way home to grab whatever I need. I might cook a snack and play with my cats whilst catching up on my favourite TV shows. One of the 'mamak' shops has great produce, and I can get fresh Thai eggplants to make green curry whenever I want. If I am too lazy to cook, I like to eat at the famous 'handmade' noodle shop nearby.

What was the best party you have hosted here? Could you share what was on the menu?

The best party was on the Christmas of 2014, when we had a very special guest. My friends were in the lift lobby, on their way up to my place, when they heard a kitten crying at the landscaping out front. They brought the kitten along and we became too attached to let it go.



FROM A
DESIGNER'S
POINT OF VIEW,
I STRONGLY
BELIEVE THAT
SPACE IS PRECIOUS
AND SHOULDN'T
BE WASTED.
SASKIA SASSEN,
THE SOCIOLOGIST,
TALKED ABOUT
HOW EVERY
SQUARE INCH
OF THE URBAN
ENVIRONMENT
NEEDED TO
BE WORKING.

After not getting a response to ads for a lost kitten, we finally decided to keep her. I didn't like cats before, but she is the best. She has even been in advertisements in Singapore! By the way, I prepared this Christmas menu: apple tarragon salad, coq au vin blanc, and salmon croquettes with lemongrass and lime leaf that I got from one of the shops downstairs.

Has there been memorable or interesting interactions with your neighbours to share?

I had to work late on New Year's Eve, and only got home in time to watch the countdown. My neighbours were having a party, so they came over and gave us a few beers to celebrate the coming year.

What made you choose to make Sanctuary @ Geylang your home? What were the deciding factors?

Sanctuary @ Geylang had just finished construction when I was moving out of my old place. The owners were very eager to rent out the unit and the monthly rent was quite reasonable. On top of that, I was elated to find a condominium that didn't have any amenities. It might sound strange to stay in one without amenities, but I have a strong stand on this issue. Firstly, from a financial point of view, I would not like to pay for facilities that I would not use. Secondly, from a designer's point of view, I strongly believe that space is precious and shouldn't be wasted. Saskia Sassen, the sociologist, talked about how every square inch of the urban environment needed to be working. I feel the same, especially for an area in the outskirts. The land should be maximised to allow for more people to live near the





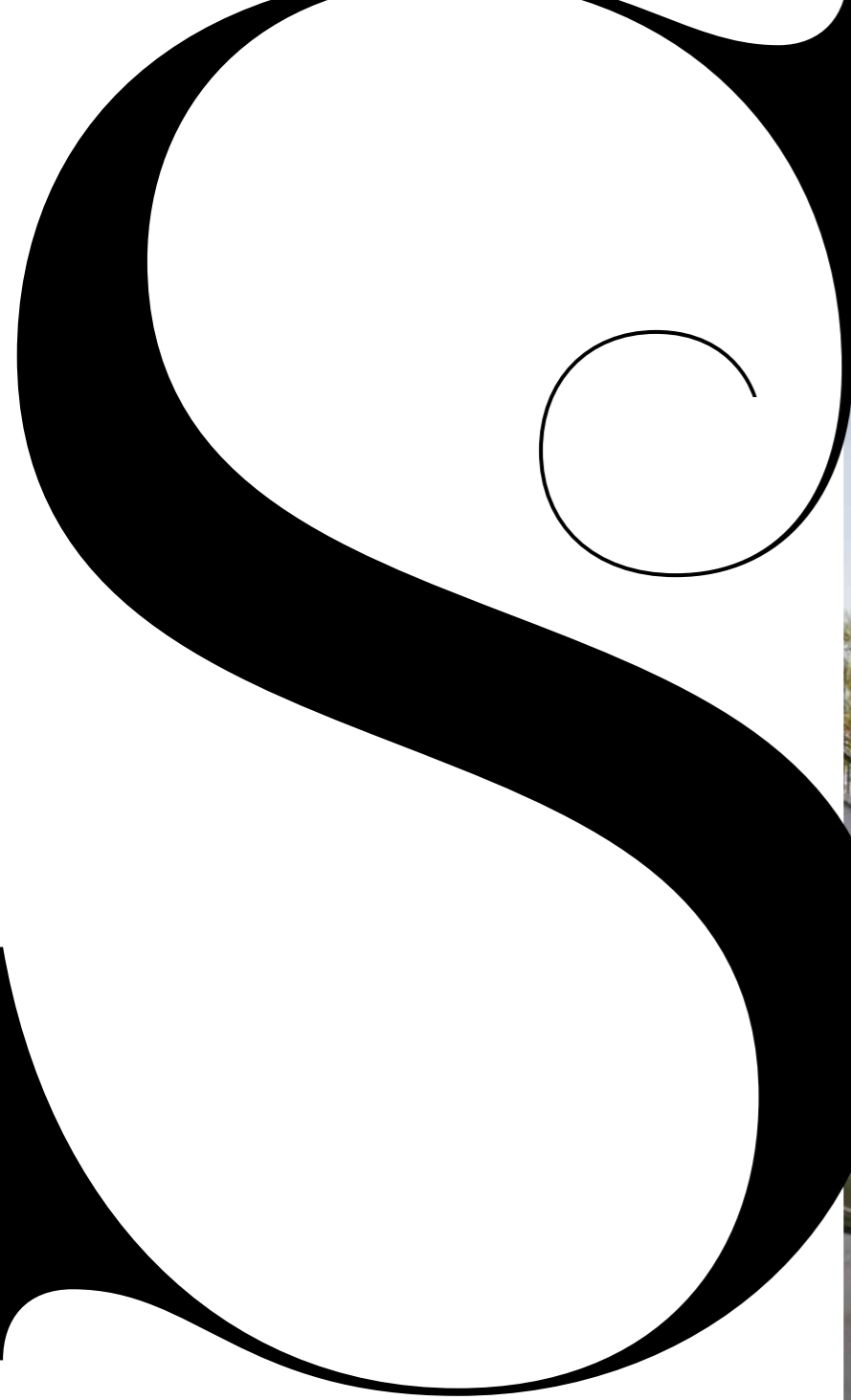
city, and the surrounding area should be safeguarded for all of the functions that matter to people. For me, I would much rather have my neighbourhood eateries than a clubhouse or fitness corner.

What is the décor style you choose for your home? What are the key pieces in your collection?

My home is filled with IKEA furniture and scratching posts. It was lucky that there is a feature wall in the apartment with a light-coloured wood veneer, which matches my existing wooden furniture quite well. For colour, I kept to green and purple accents. The green gives a fresh, natural feeling, while the purple was just too appealing not to buy.

How would you describe Sanctuary @ Geylang? What do you enjoy most about living there?

Sanctuary @ Geylang is very light, open and efficient. There is no formal kitchen or dining. The one partition dividing the space is only 75mm thick, compared to the usual 125-150mm thick brick wall. It is perfect for the young working professional, which is a large part of the local population, but is sadly underrepresented in the housing market. Many people misunderstand Millennials and think we are a generation of excess. On the contrary, we are a generation that appreciates sleek and minimalistic design. That's why I was glad to find a progressive way of designing that reflects my lifestyle.



SANCTUARY @ GEYLANG

360° HAVEN

A BOUTIQUE CONDOMINIUM THAT
ILLUMINATES THE NEIGHBOURHOOD



THE STEEL
MESH ON THE
WESTERN
AND EASTERN
FACADES
ENCASES
LIGHT MAKING
THE BUILDING
RESEMBLE
AN URBAN
LANTERN

With an abundance of great local cuisine, relative proximity to the Central Business District and other local attractions, Geylang has long seemed prime for gentrification. With that, ONG&ONG's Sanctuary@Geylang arrives on the crest of a new wave.

Encompassing 21 stylish apartment units, the Sanctuary@Geylang's contemporary open-concept design is a specialty within the ONG&ONG repertoire. Part of a growing lineup of ONG&ONG's 360° Solution projects, this boutique condominium fully drew on the firm's experience and expertise, combining form and functionality to superlative effect.

Inspired by the shophouses that typify much of the Geylang area, Sanctuary@Geylang maintains a modern edge while also giving a nod to the neighbourhood's architectural heritage. The unique steel mesh façade that adorns the building is derived from classic metal shop house grills of the past, but with a modern twist applied. The clean and simple lines of the façade are echoed in the Sanctuary@Geylang's design, affording the occupants privacy yet giving an elegant opacity to the entire development. The steel mesh on the western and eastern facades encases light, making the building resemble an urban lantern, adding to the visual appeal of the neighbourhood.



Narrow, tightly clustered rows of shophouses with intersecting perpendicular lanes have long characterised the Geylang area. When conceptualising the Sanctuary@Geylang, designers were subject to space constraints, which meant that the land needed to be efficiently utilised. To overcome these obstacles, a mechanised car parking system was implemented, with the entrance to the car park located at the rear of the building. A quaint garden area that shares the ground floor with a communal access area awaits residents when they arrive home – a green space relieving the monotony of the urban sprawl.

The predominant use of white within the Sanctuary@Geylang is in line with the simple elegance of the building, where the governing design principles are elegance and simplicity, affording its residents tranquility and comfort. Representing a slice of modernity within the heritage area that is Geylang, ONG&ONG's Sanctuary@Geylang feels like the first in a line of developments that will bring about gentrifying change to the neighbourhood.

— SANCTUARY @ GEYLANG
DIRECTORS Ashvinkumar Kantilal, Diego Molina & Maria Arango | TEAM MEMBERS Jaramillo Valencia Tomas, Julius Caramat Daquio, Lee Cheow Yeh, Poon Wei Xin | LOCATION Geylang, Singapore



PUBLIC



PUBLIC:

HOMES FOR ALL

The popularity of privately designed premium Built to Order (BTO) public housing has seen a growing demand for residential projects of this type. The latest collections contain an even mix of unit types, grouping studio and three room units grouped together, while four and five room configurations are generally placed together.

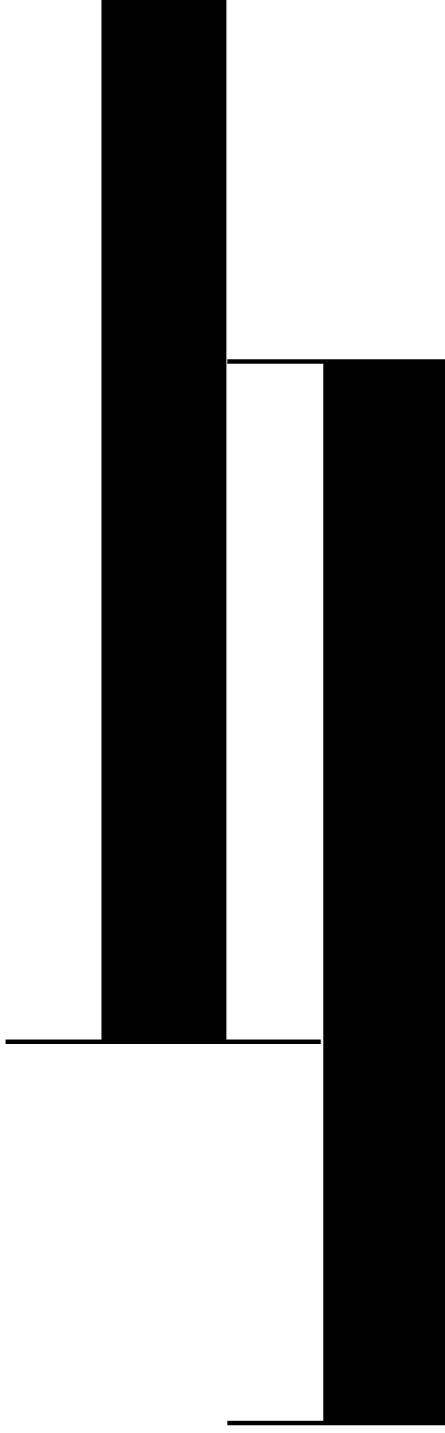
Better urban planning has helped to improve layouts, where housing blocks have been strategically arranged to place different services and facilities in closer proximity to the appropriate groups of residents. Beyond amenities such as the Senior Activities Centre, Residents' Committee Centre and Childcare Centre, these neighbourhoods come complete with a supermarket as well as a range of dining, retail and consumer service options.

Contemporary public developments are designed to energise residents with easily accessible green spaces within the precinct. Conveniently located gardens and parks help keep with green-inspired trends, where a variety of outdoor activity and exercise options come included.



CONTEMPORARY PUBLIC DEVELOPMENTS ARE DESIGNED TO ENERGISE RESIDENTS WITH EASILY ACCESSIBLE GARDENS AND PARKS HELP KEEP WITH GREEN-INSPIRED TRENDS





FLORAL SPRING @ YISHUN
IN BLOOM

EMULATE THE
WARMTH OF
SPRING AT
THIS VIBRANT
LOCATION

426D

426A



AMIDST
THE VERDANT
GREEN
SPACES,
AN ARRAY
OF AMENITIES
CATER
TO ALL
AGES AND
DIFFERENT
LIFESTYLE
NEEDS

Floral Spring @ Yishun, a Built to Order (BTO) public housing development, features beautiful landscaped gardens and a refreshing colour palette. The estate consists of six residential blocks that are 13 storeys tall. The 600 units within are comprised of studio apartments, four room as well as five room standard flats.

Studio apartments are designed specially to meet the needs of the elderly. With compact sizes of 35 square metres and 45 square metres, individual apartments are in a ready-to-move-in condition and come furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe and kitchen cabinets. The four room and five room flats have floor finishes in the kitchen, household shelter, service yard and bathrooms. Each unit comes with three-quarter height windows in the living and dining areas. The wide array of apartment types appeal to a multitude of homeowners.

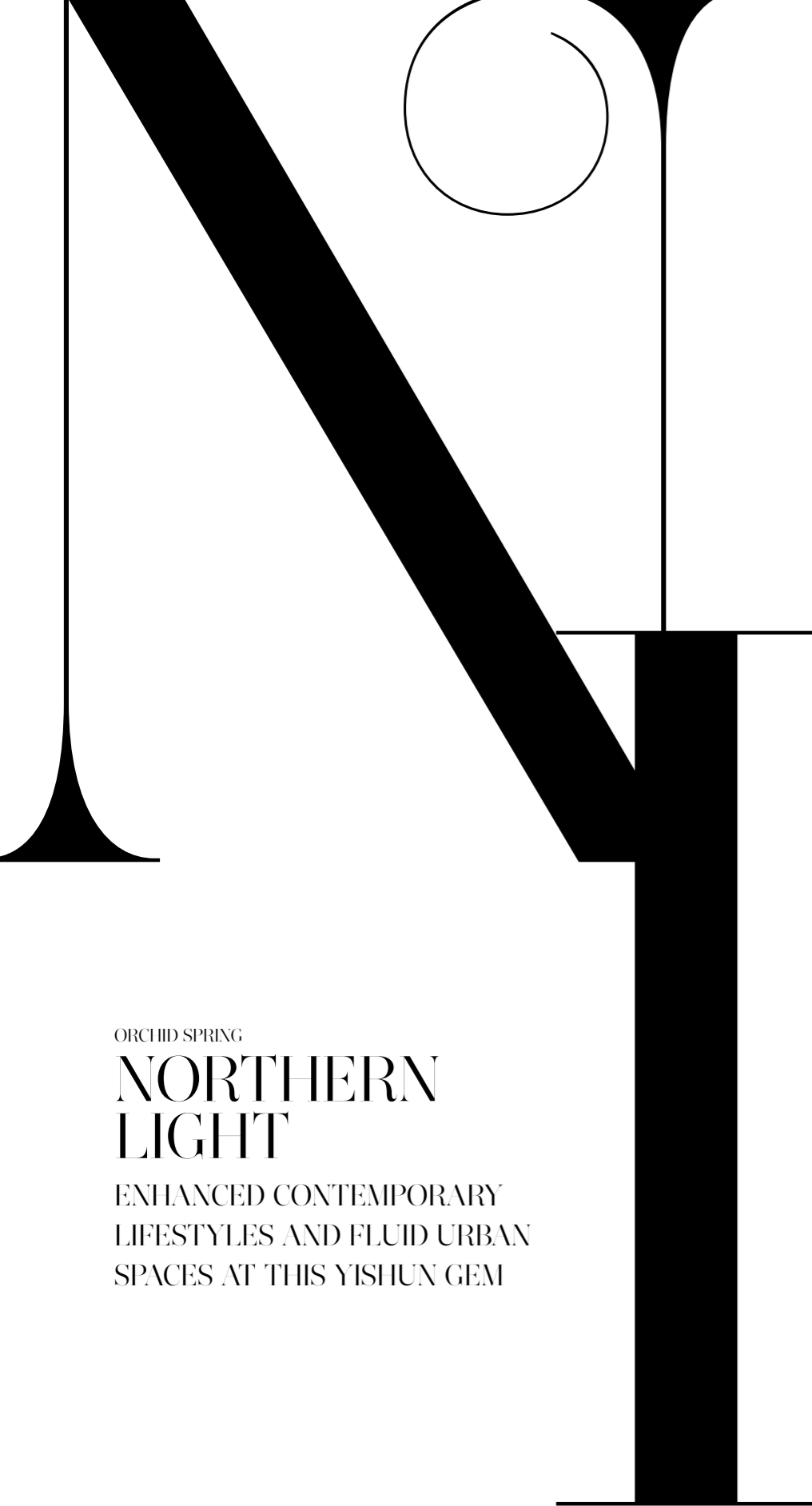
The landscape of Floral Spring @ Yishun resonates with its wide range of resident profiles. Amidst the verdant green spaces, an assortment of amenities cater to all ages and different lifestyle needs. From the drop-off porch at the main entrance, visitors and residents are connected by

sheltered walkways leading to all blocks, including the multi-storey car park.

A fitness area runs from the drop-off porch to the multi-storey car park, providing residents with key fitness amenities. The largest fitness cluster encompasses a children's playground with a hard court for games. A fitness station for the elderly is situated in a central location to encourage elderly residents to utilise it. Another fitness station is located near the multi-storey car park.

Littered throughout the estate are a series of pergolas and shelters that serve as resting corners, for residents to gather with friends and neighbours. Together with a precinct pavilion and mini-piazza, these communal spaces are perfect for meeting within the development. The lush landscape surrounding Floral Spring @ Yishun offers residents a quiet respite where they can enjoy the greenery all around.

— FLORAL SPRING @ YISHUN
DIRECTOR Wendy Tan | TEAM MEMBERS
Tay Cheow Bin, Lim Hui Kang, Elmer
Jay Caparros Martiano, Gina Reniedo |
LOCATION Yishun, Singapore



ORCHID SPRING
**NORTHERN
LIGHT**
ENHANCED CONTEMPORARY
LIFESTYLES AND FLUID URBAN
SPACES AT THIS YISHUN GEM



THE DESIGN IS DEVOTED TO CREATING AN AMBIGUOUS SPACE WHERE SELF-DISCOVERY CAN BE NURTURED

Orchid Spring is a premium Built to Order (BTO) public housing development bounded by Yishun Avenue 1, Yishun Avenue 6 and Yishun Avenue 11. It comprises eight residential blocks and two blocks of multi-storey car parks. The development site commands a South-East view of Lower Seletar Reservoir.

The residential blocks are 13-storeys high and orientated mainly to face the North-South, with most units overlooking the natural reservoir. The placement of the blocks conforms to the site configuration in order to optimise land usage, providing garden spaces to cater for a variety of activities.

The block configuration comes in various shapes and layouts, each with its own individual characteristic and style. The blocks are designed to have eight to eleven apartment units per floor.

The service areas of the units are clustered to the core of the block, leaving the rear free for major living spaces such as the living and dining rooms, as well as bedrooms.

The design intention of the elevation is to provide different window types to reflect the end-users' preferred level of privacy. Three-quarter windows with 500-millimetre wall parapets for the living and dining areas provide the apartments with brighter interiors and better views, while standard half-height windows for all bedrooms provide more privacy.

The façade of the building consists of precast panels and fluorocarbon aluminium window frames with green tint glass panels. Projecting vertical fins were introduced to heighten the building proportion. With these elements, the entire fenestration becomes more vibrant, breaking the monotony of the flat facades. Vertical grooves in the projecting vertical frameworks further reinforce the sense of sleek verticality.

The roofscape treatment for each block has interesting precast vertical fin walls installed to conceal the water tanks on the roof. At ground level, the vertical design vocabulary is repeated at drop-off porches and precinct pavilions to further reinforce the precinct's identity and give it coherence.



THE CONCEPT REFLECTS A SENSORIAL AND
EMOTIONAL ENTITY OF FLUID LANDSCAPES
WHERE THE TREES MELD WITH THE SKY AND
HARD LANDSCAPES TRANSFORMS THEMSELVES
INTO ELEMENTS OF NATURE





With a function plaza strategically placed at the entrance of the estate, residents and visitors will be able to take in the vibrancy of the estate where activities happen. The open plaza situated adjacent to the function plaza creates a welcoming experience for visitors before moving through the compound.

Orchid Spring playfully manipulates the block and façade configurations so as to provide the precinct with a distinctive identity.

The landscape of Orchid Spring capitalises on the neighbouring open green areas to provide an extensive landscape formation between two of the blocks.

The design is devoted to creating an ambiguous space where self-discovery can be nurtured. The concept reflects a sensorial and emotional entity of fluid landscapes where the trees meld with the sky and hard landscapes transform into elements at one with nature.

Seeking to reflect the history of Yishun as a place where crops were once produced, a cultivation grid-land form has been used as a core design language. This allows users to be more aware of the cultural and historical significance of the land,

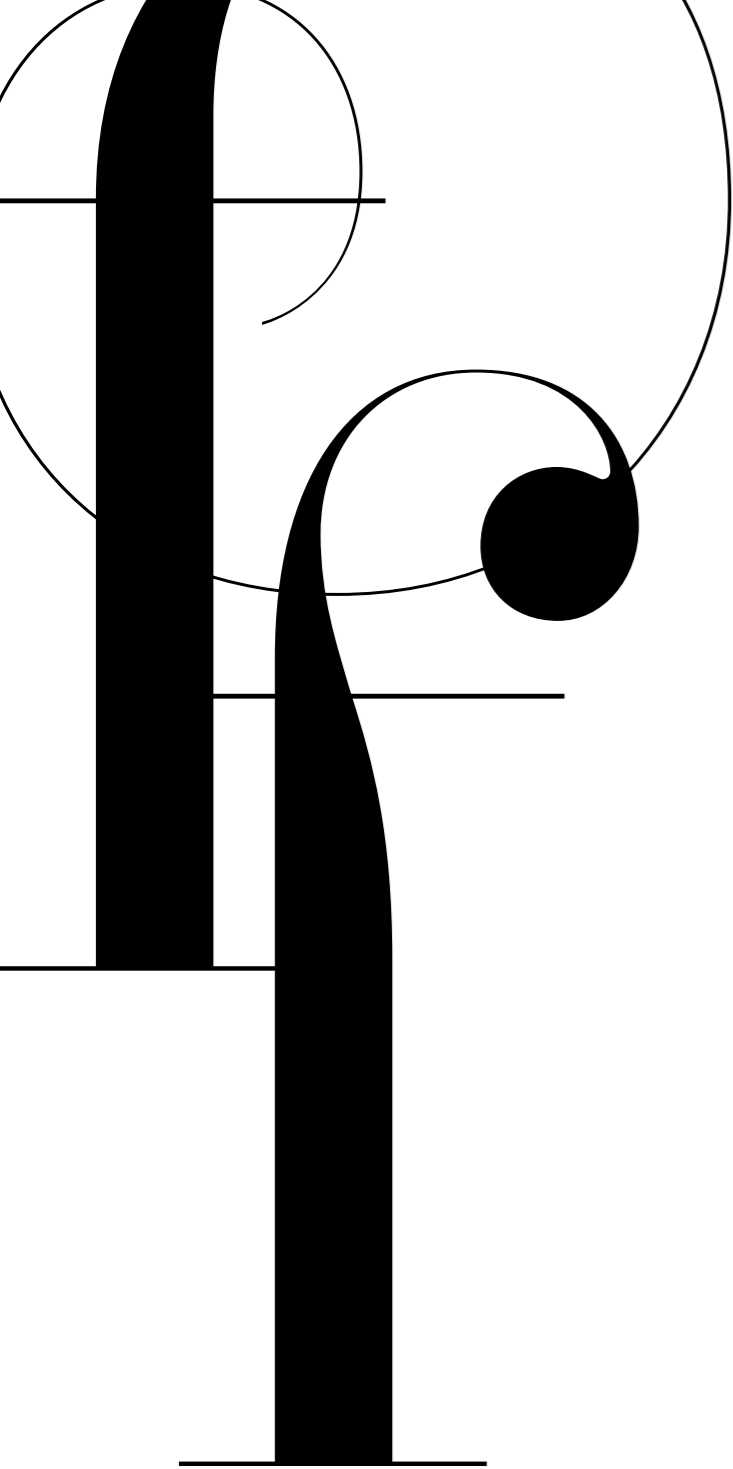
at the same time incorporating a sense of community through shared gardening.

With the multi-purpose lawn placed in front of the function plaza, the layered softscape allows multiple activities to be held concurrently. Users can bond with their family or enjoy a moment of quiet while they effectively make use of the natural assets within the compound.

Beside the children's playground is an adult fitness corner, which allows parents and grandparents to watch over the children while exercising. The provision of fitness equipment is also integrated along a jogging track framed by landscaped elements.

The landscaped spaces serve as meeting points where people can enjoy communal gatherings, immersed in a myriad of plant life around the architecture of the estate.

— ORCHID SPRING
 DIRECTOR Steven Low | TEAM MEMBERS
 I Gusti Biantara, Koh Kok Beng |
 LOCATION Yishun, Singapore



YISHUN GREENWALK

FECUND FANCY

GREEN LUXURIANCE &
MODERN CONVENIENCE JUST
BEYOND YOUR FRONT DOOR



Completed in 2014, Yishun Greenwalk is a public housing development located along a park connector that runs along Sungei Khatib Bongsu. The housing project uniquely includes the creation of a neighbourhood park at the south end of the precinct, in addition to the landscape design within the development. The site area for the housing precinct is 58,731 square metres, while the neighbourhood park occupies 10,000 square metres.

The residential blocks are orientated to the North-South direction for views of the Sungei Khatib Bongsu landscape. A pedestrian spine runs through the entire site, starting from the drop-off area and culminating at the neighbourhood park. Five gardens intersect the pedestrian spine, which leads to the existing park connector and the neighbourhood park. Each garden is uniquely designed to cater to different ambient moods and activities. Ranging from hardscape to softscape, varied by the placement of trees, shrubs and hedges, two gardens are designated to house a children's playground, adult fitness station and elderly fitness corner.

Yishun Greenwalk is designed to energise residents internally with its well-landscaped greenery within the precinct, as well as externally with convenient access to Yishun Pond, Yishun Park and Lower Seletar Reservoir Park. The landscape project offers homeowners the enjoyment of being connected to the great outdoors through the thoughtful use of space and diverse range of flora.





ENVISIONED AS THE STEM OF LIFE, THE GREENWALK IS THE MAIN ARTERY THAT SYNERGISES THE AREA, LINKING YISHUN PARK TO THE NEW NEIGHBOURHOOD PARK





YISHUN GREENWALK IS DESIGNED TO ENERGISE RESIDENTS INTERNALLY WITH ITS WELL- LANDSCAPED GREENERY WITHIN THE PRECINCT

The precinct name, Yishun Greenwalk, refers to the park connector that runs along Sungei Khatib Bongsu. Envisioned as the stem of life, the Greenwalk is the main artery that synergises the area, linking Yishun Park to the new neighbourhood park.

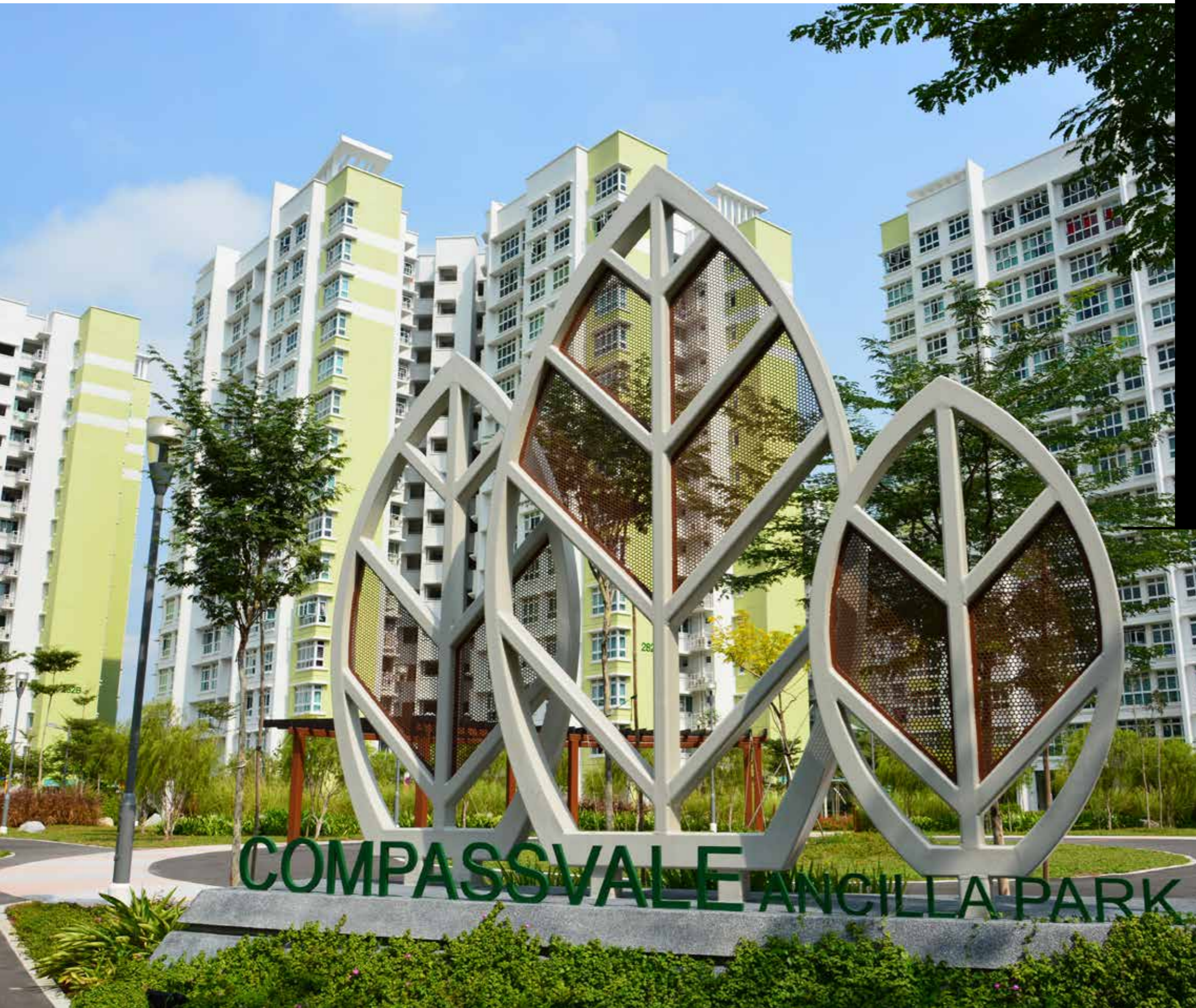
Using this connection to nature as an inspiration, the motif of the tree, particularly the concept of The Tree of Life, is used throughout the landscape strategy of the development. The garden areas and apartment blocks are well integrated and spread evenly in the green landscaped terrain. Each green garden signifies the leaves that branch out from the main stem, which is the park connector. All paths lead to the new neighbourhood park, which signifies the roots of the tree.

The neighbourhood park aims to be an enjoyable place for all to learn about nature. Notably, the park features rain gardens and swale systems, which allow rainwater runoff to be filtered by native plants, reducing pollution and improving water quality. Signboards located at the rain gardens provide visitors with information about their special function in the sustainability of Singapore's landscape.

A large rain tree provides shade for an outdoor classroom space, which features informative signs about nature studies and leads to a nature trail that meanders around the perimeter of the park. Along the trail are ten information stations which identify different features found in the park, such as special trees, shrubs, rain gardens and butterfly garden. Trees also are given a name tag stating both its Latin and common name.

— YISHUN GREENWALK

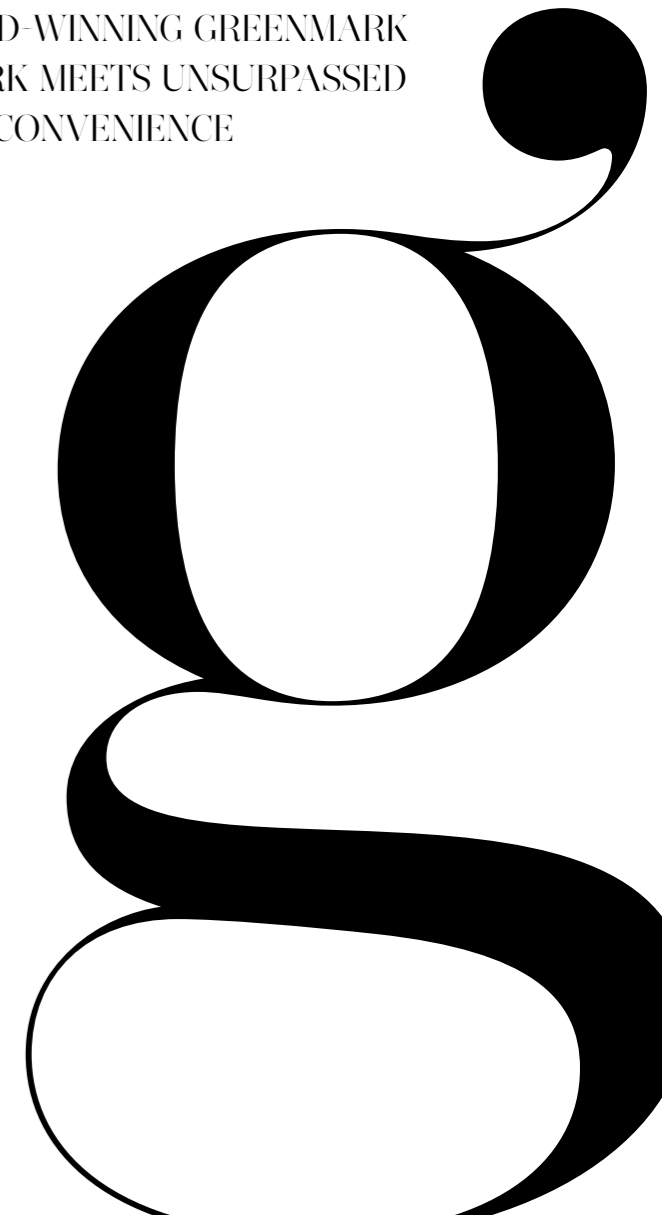
DIRECTOR Steven Low | TEAM MEMBERS Jason Gan,
I Gusti Biantara | LANDSCAPE DIRECTOR Lena Quek |
LOCATION Yishun, Singapore



COMPASSVALE ANCILLA

PHILOSOPHICALLY GREEN

AN AWARD-WINNING GREENMARK
GOLD PARK MEETS UNSURPASSED
MODERN CONVENIENCE





GUIDED BY
BASIC GREEN
PHILOSOPHIES,
A WIDE
SELECTION
OF NATIVE
PLANTS
AND TREES
ARE USED
TO EVOKE
A HOMELY
AMBIENCE





Compassvale Ancilla is a premium Built to Order (BTO) public housing development, bounded by Sengkang East Road, Sengkang East Avenue and Sengkang Central. The development comprises of 10 residential blocks each 15-storeys tall, with 1,036 units made up of a variety of unit types. Studio apartments, multiple premium flats ranging from three to five rooms, two multi-storey car parking facilities and a commercial node present themselves in a neat assembly. Located within walking distance of the Buangkok MRT and Renjong LRT stations, Compassvale Ancilla is also close to a wide variety of retail and dining options.

Guided by basic green philosophies, the residential blocks are all orientated in the North-South direction, minimising exposure to the harsh East-West sun. All blocks are arranged loosely along a central green axis, allowing all units to have a view of the greenery featuring lush planting and spaces for gathering and relaxation.

A wide selection of native plants and trees are used in the precinct areas to evoke a homely ambience. Herbal gardens are also carefully inserted into the planters to encourage communal interactions.

To fully maximise space for greenery, children's playgrounds are located near the childcare centre. The fitness corners for adults and the elderly are also located around the precinct green areas to encourage healthy living.

The mix of unit types are carefully arranged such that the studio apartments are generally grouped with the three-room

types, maximising the use of space. The Senior Activities Centre (SAC) is intuitively located at the void deck of the block of studio apartments and three-room flats so that elderly residents can easily access the SAC. The larger four-room and five-room types are similarly grouped together.

The other social communal facilities, such as the Residents' Committee Centre (RCC) and Childcare Centre (CCC), create additional social bonding places for its residents. The commercial facilities within this neighbourhood serving the compound and adjacent HDB blocks include shops, a supermarket and an eating-house.

The Compassvale Ancilla Park is developed as an ABC-certified* GreenMark Gold Park. An arrival plaza serves as an inviting node to welcome visitors to the park. In addition to the rain and butterfly gardens, a 2.4 kilometre track is integrated into the park. Fitness corners for adults and the elderly are also available for residents to maintain their quality of health. The development also features outdoor classrooms and exploratory footpaths. These allow the nearby primary school to use the outdoor classrooms as modular extensions of the school, for enriched educational interaction with Mother Nature.

COMPASSVALE ANCILLA

DIRECTOR Wendy Tan | TEAM MEMBERS Lim Hui Kang, Josephine Loo, Tay Cheow Bin, Lee Kah Ken | LOCATION Sengkang, Singapore

*ABC: Active, Beautiful, Clean Waters Programme

The Public Utilities Board's (PUB) initiative to improve the quality of water and life by harvesting the full potential of the waterbodies in Singapore.



L A N D
S C A P E



A SEARCH FOR VISUAL EQUILIBRIUM BETWEEN MODERNITY AND NATURE. GREENERY IS INFUSED INTO RESIDENTIAL AND COMMERCIAL SPACES. STRIKING BALANCE BETWEEN URBAN AND NATURAL TERRAIN.

EIGHT COURTYARD

LANDSCAPE:

LUSH EXPERTISE

Innovation and functionality converge through the creative utilisation of landscaping. A search for visual equilibrium between modernity and nature, greenery is infused into residential and commercial spaces, striking balance between urban and natural terrain.

Residential projects, both public and private, aim to integrate natural elements with urban lifestyles. Trying to cater to the widest range of lifestyle needs, green spaces are created and designed with a wide range of resident profiles in mind, so that developments feature an array of green-inspired designs. Beyond fitness equipment and playgrounds, some locales boast nature trails and jogging tracks, successfully creating green spaces that allow residents to enjoy a variety of activities.

Seeking an appropriate blend of urban space and greenery, pleasing landscaping designs aim to harmonize the natural environment with contemporary lifestyle needs. Meticulous design and strategically placed foliage help create an urban atmosphere that closely emulates nature, offering city dwellers more opportunities to connect with nature.



YISHUN NATURE PARK

VERDANT MILIEU

COMMUNITY AND NATURE TAKE
CENTRE STAGE WITH THIS FINE
ADDITION TO SINGAPORE'S
GREEN VISAGE



Completed in May 2015, Yishun Nature Park is a park created to provide neighbouring public housing developments with quality landscaping and greenery. Located at Yishun Ring Road, the park occupies approximately 6.87 hectares and was designed in alignment with the best principles of sustainability and eco-friendly practices.

Visitors of all ages can interact with flora and fauna in the park and learn about nature and biodiversity. The park also encompasses an educational function, an outdoor classroom is included in the design. An open space, shaded by trees and with benches made from recycled wood, provides a 'classroom' area on one side of the park. It also features a children's nature trail with informative signage that highlights the special plants and wildlife, such as tropical birds, butterflies and amphibians, found in the park. Most of the trees and shrubs are native to Singapore and are labelled to indicate their scientific and common names.

There are 16 rain gardens (bio-retention basins) and vegetated swale systems, which allow rainwater runoff to be filtered by native plants and local wildlife, reducing pollution and improving

water quality. Signboards located at the rain gardens provide visitors with information about their special function in the sustainability of Singapore's landscape. These rain gardens are certified by PUB to be compliant with their ABC (Active, Beautiful, Clean) programme, serving to establish healthy communities via the integration of flora and fauna.

There were a number of existing mature Acacia trees spread over the ground. The project earns points from the Building and Construction Authority (BCA) Green Mark scheme for preserving pre-existing trees. Many of the preserved trees were shored up during the construction of the park, and thereafter carefully planted so that they line the main pathways circulating around the park. The additional infill trees, augmenting those preserved trees, are placed so that they spill over into the adjacent residential areas creating a seamless transition between the two areas. Together, these trees provide shade and help cool down the whole development passively.

When curating the elements of landscaping, more than half the new trees and shrubs were sourced from local and Malaysian nurseries, with soil tests done to ascertain soil





THE INTEGRATION OF NATURE INTO THE LIVED COMMUNITY
WAS DESIGNED IN ALIGNMENT WITH THE BEST PRINCIPLES
OF SUSTAINABILITY AND ECO-FRIENDLY PRACTICES





quality. Proper access routes were provided to ensure that the park is well serviced and plants with similar watering needs are clustered to minimize maintenance costs and effort. Plant selection was used as a means to attract and entice some of the more endangered species to the park, allowing them to thrive in a conducive environment and in doing so, build up in numbers.

Designed with sustainability in mind, 'green' concrete made from recycled aggregates is used in the park, reducing its carbon footprint. Also, all the 'Balau' hardwood timber used in the construction of the shelters and the trellis come from sustainable forests. Singapore Green Label Products are used wherever possible to ensure that environmental friendly procedures are followed in the facilities used for the park.

There is also ample opportunity for community bonding. The central area of the park has been designed as an events area with a multi-purpose court and an amphitheatre.

Adjacent to the central area are shelter pavilions, children play spaces, as well as adult fitness amenities. Plots for communal gardens are also allocated for residents to actively participate in landscape creation.

The Yishun Nature Park obtained the PUB ABC Water Certification and the BCA Green Mark (New Residential) Gold Award. It represents only one of many potential initiatives that will improve our living environment. As growing population numbers fuel greater housing needs in Singapore in the long term, parks like this can be integrated into future neighbourhoods to ensure sustained accessibility to nature for new communities in time to come.



EIGHT COURTYARDS

ALMOST EDEN

DISTINGUISHED MODERN
LIVING AT THIS GARDEN-
INSPIRED NORTHERN GEM





EACH COURTYARD EXPRESSES A SEPARATE CULTURAL THEME, RANGING FROM A EUROPEAN-INSPIRED TOPIARY GARDEN, TO A MINIMALIST JAPANESE GARDEN, AND EVEN TO A BALI-STYLE TROPICAL SPA

Located in Yishun, Eight Courtyards sits on a site spanning over 700,000 square feet. The extensive condominium development comprises of 12 residential blocks of 14 to 15 storeys. A three metre-high landscape deck raised above the main ground level contains the architectural massing, which is seamlessly woven into the landscaped berm.

This forms the central core of the gardens, congregating eight distinct courtyards with various spatial forms and functionalities, each offering different facilities. Each courtyard expresses a separate cultural theme, ranging from a European-inspired topiary garden, to a minimalist Japanese garden, and even to a Bali-style tropical spa.

The central hearth, where all the activities are concentrated, has a clubhouse, a gym, a 50-metre lap pool, a spa, an aqua gym and a children's splash pool. Located on the higher garden around this space are three courtyards, whilst the remaining five courtyards surround the lower level, a platform with dip pools and water features.





THIS FORMS THE CENTRAL CORE
OF THE GARDENS, CONGREGATING
EIGHT DISTINCT COURTYARDS
WITH VARIOUS SPATIAL FORMS
AND FUNCTIONALITIES, EACH
OFFERING DIFFERENT FACILITIES



Stretching the entire length of the deck, the lap pool incorporates an infinity pool edge on one side allowing water to flow into the lower dip pools. A rainforest trail runs parallel to the southern boundary, which includes BBQ pavilions, a children's playground, a tree-house play-zone and a jogging track. Four majestic rain trees were conserved to preserve the site's existing biodiversity and provide shelter.

A roof garden sits on the seventh floor of the multi-storey carpark, offering additional recreational facilities. This garden has a tennis court, a rest pavilion, a children's playground, a BBQ pavilion and a spa pavilion with a dip pool that overlooks the main lap pool. The lush planting on this roof terrace helps to shield the residential blocks from the urban heat island effect and buffers noise coming from the nearby train tracks.

Much of the development is covered in greenery to provide soothing views for the residents, and many of the connecting walkways are similarly decked with green roofs. There are also planters on all levels of the multi-storey carpark, watered by an automated irrigation system. The landscape of Eight Courtyards provides the ideal opportunities for a holistic and active outdoor experience for residents within the extensive development.



FOUR MAJESTIC RAIN TREES WERE CONSERVED TO PRESERVE
THE SITE'S EXISTING BIODIVERSITY AND PROVIDE SHELTER

— EIGHT COURTYARDS

DIRECTOR Lena Quek | TEAM MEMBERS
Maricar Agawin, Ma Nora Matienza Dawinan
| LOCATION Yishun, Singapore



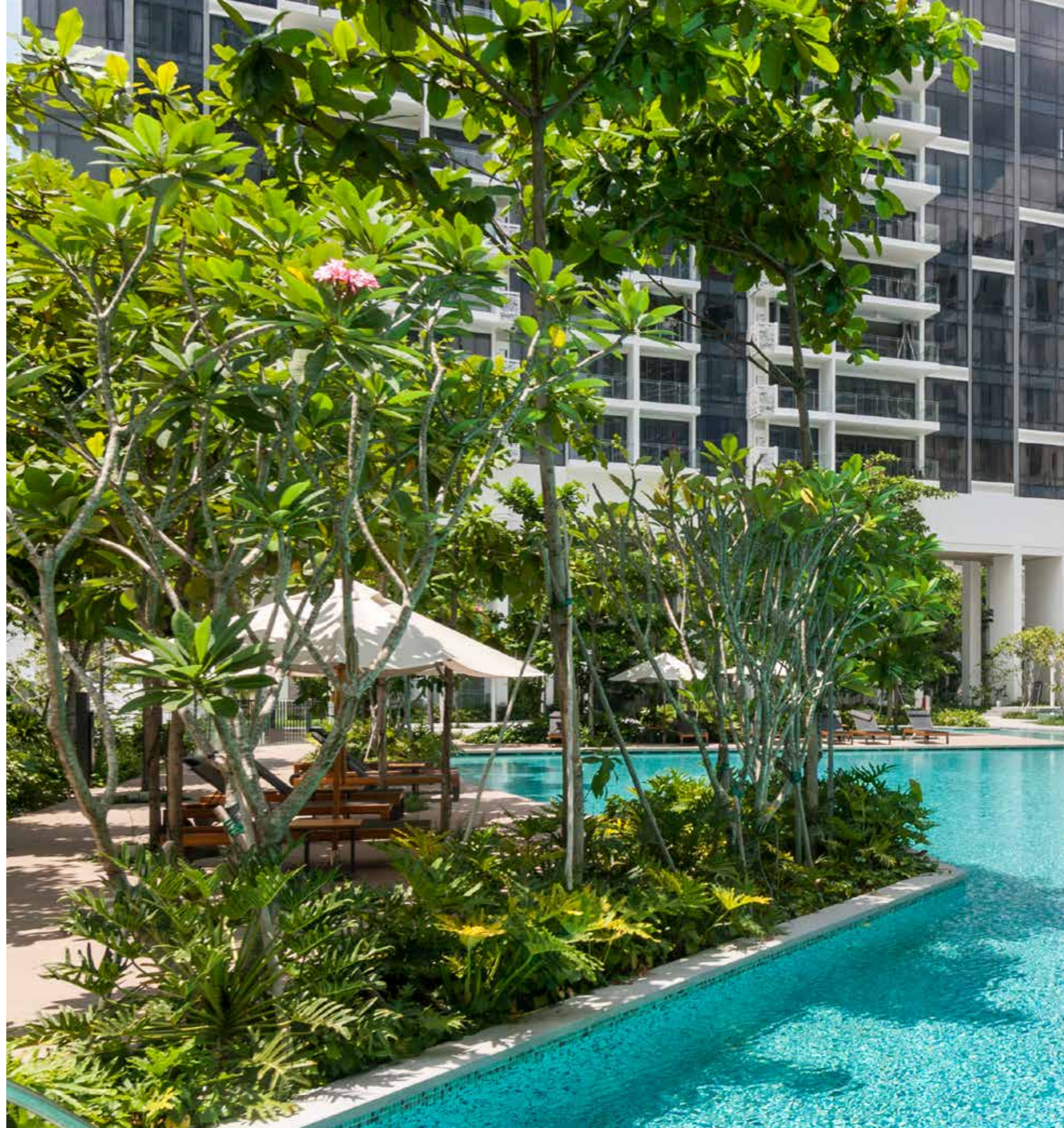
CYAN

RESPLENDENT HUES

RESORT-STYLE LIVING
AT THIS EXCLUSIVE
BUKIT TIMAH PROPERTY

Cyan is a two-tower condominium development, located in Bukit Timah, a prime residential enclave in Singapore. Capitalising on the site's proximity to the Singapore Botanic Gardens, the landscape architecture of Cyan takes inspiration from the verdant surroundings to make residents feel like they are living in an extension of the iconic garden.

An azure 50-metre lap pool sits at the heart of the residential development, flanked by the 24-storey towers on both sides. The lap pool is enveloped within a curtain of rainforest trees and takes the centre stage at Cyan, much like the Swan Lake at the Botanic



CYAN TAKES
INSPIRATION
FROM THE
VERDANT
SURROUNDINGS
TO MAKE
RESIDENTS
FEEL LIKE
THEY ARE
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BOTANIC
GARDENS



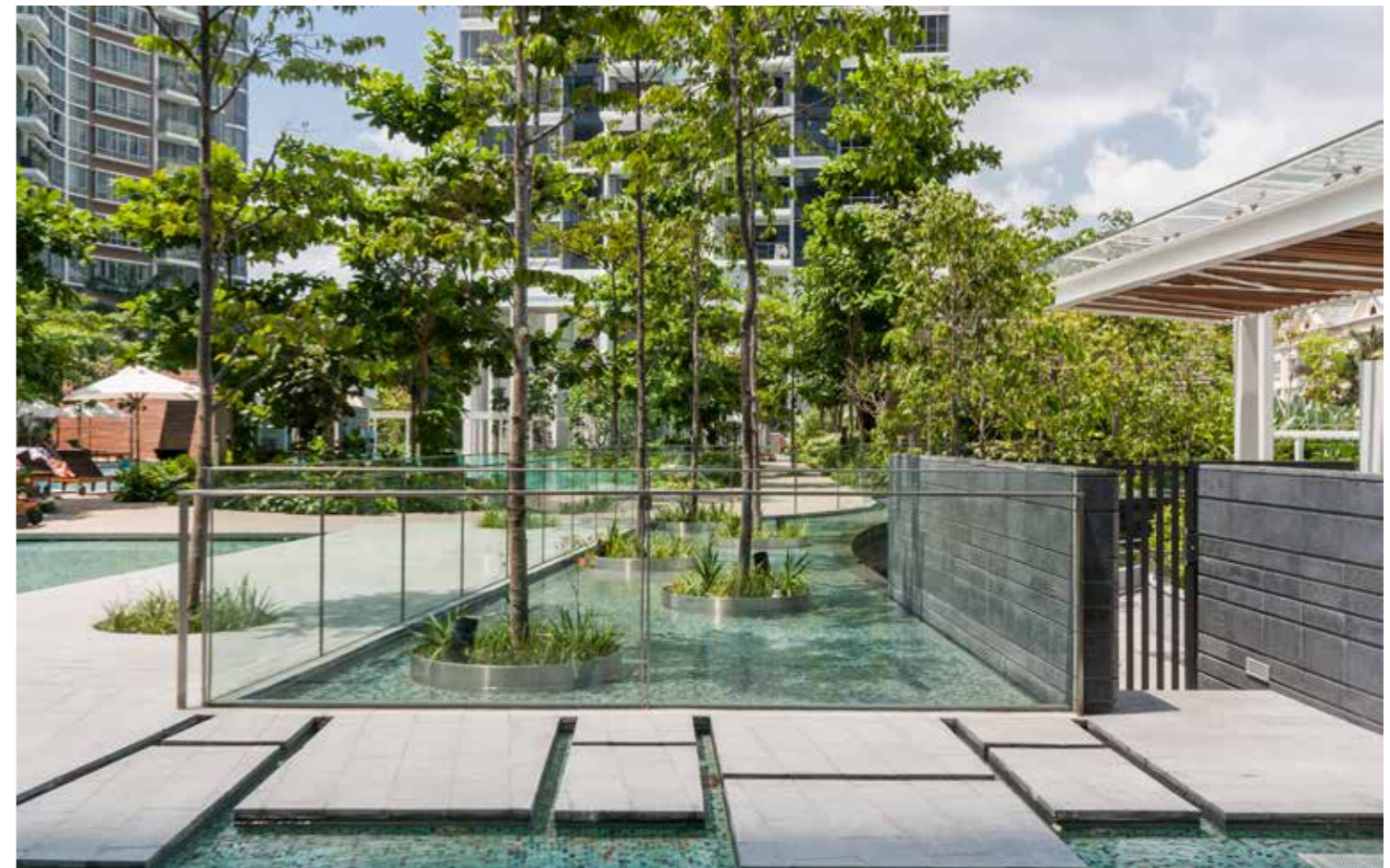


TUCKED
AMIDST
THE LUSH
GREENERY,
THE POOLS
AND DECKS UP
IN THE
SKY OFFER
BREATH-
TAKING VIEWS
WHILST
OFFERING
RELAXING IN
DISCRETION

Gardens. Twin spa suites and lagoon villas, surrounded by water features and dip pools, are ensconced amidst the greenery of the development.

A continuity of the resort setting is reflected in the sky terraces and rooftop gardens of both towers. The decked pools in the sky terraces are surrounded by spa villas and cosy green corners. The private dip pools are also equipped with hydro-massage beds and decks. Tucked amidst the lush greenery, the pools and decks up in the sky offer breathtaking views whilst relaxing.

Cyan's landscaping capitalises on the ideal location of the site, using a wide variety of greenery and structural elements to turn this residential development into a luxurious garden home.



— CYAN

DIRECTORS Lena Quek | TEAM
MEMBERS Rowland I. Agullana,
Roopen M. Nepomuceno | LOCATION
Bukit Timah, Singapore



FLAMINGO VALLEY

PARADISE PRISTINE

IDYLIC MODERN LIVING AT THIS MANICURED
MIYAKE MASAKI CONCEPT CONDOMINIUM

Flamingo Valley is envisioned as a resort paradise open to the sky. Concept architect Miyake Masaki Associates imagined it as a development that is a sanctuary of blissful tranquillity.

The site extending approximately 335,000 square feet is located in the quiet residential heart of Siglap. Each unit has a generous layout with glass panels on the façade to blur the segregation between the space within the apartment and nature outside.

The landscape of Flamingo Valley plays an integral role within the development, where tall forest trees, themed gardenscapes and water features are discovered. A series of trails and gardens, including a jogging track draws residents around the development to reconnect with nature. At the heart of the development, a 50-metre lap pool overflows into



A PERFECT OASIS AT THE CENTRE OF THE
VERDANT GARDEN



CONCEPT
ARCHITECT
MIYAKE MASAKI
ASSOCIATES
IMAGINED IT AS A
DEVELOPMENT
THAT IS A
SANCTUARY
OF BLISSFUL
TRANQUILLITY





an impressive spa pool. This sizable water body is a perfect oasis at the centre of the verdant garden.

A series of pavilions catering to social and leisure activities surround the central oasis within the compound. An entertainment pavilion well equipped with a kitchen for al fresco dining and a spa alcove is adjacent to a function room with gaming hotspot and karaoke room.

Fitness facilities are dispersed throughout to encourage a healthy lifestyle. Centrally located near the lap pool is a fitness agora that comprises a gym, changing facilities and a steam bath. Scattered around are fitness stations, playzones, yoga and taichi courts, as well as a tennis court.

Round the back of the entrance is majestic Rainforest Valley, with a stunning 11-metre cascading waterfall. A glass skybridge extends over the waterfall and connects back to the ground via a futuristic sky lift. Flamingo Valley is truly a home to be at ease in a natural setting and create memories with loved ones.

FLAMINGO VALLEY

DIRECTORS Lena Quek | TEAM MEMBERS
Rowland I. Agullana, Roozen M.
Nepomuceno | LOCATION Siglap, Singapore

SPB

THE LANA
SOUTH
PACIFIC BLISS

PARADISICAL POLYNESIAN LIVING
AT THIS TROPICAL-THEMED HILLVIEW
LUXURY APARTMENT

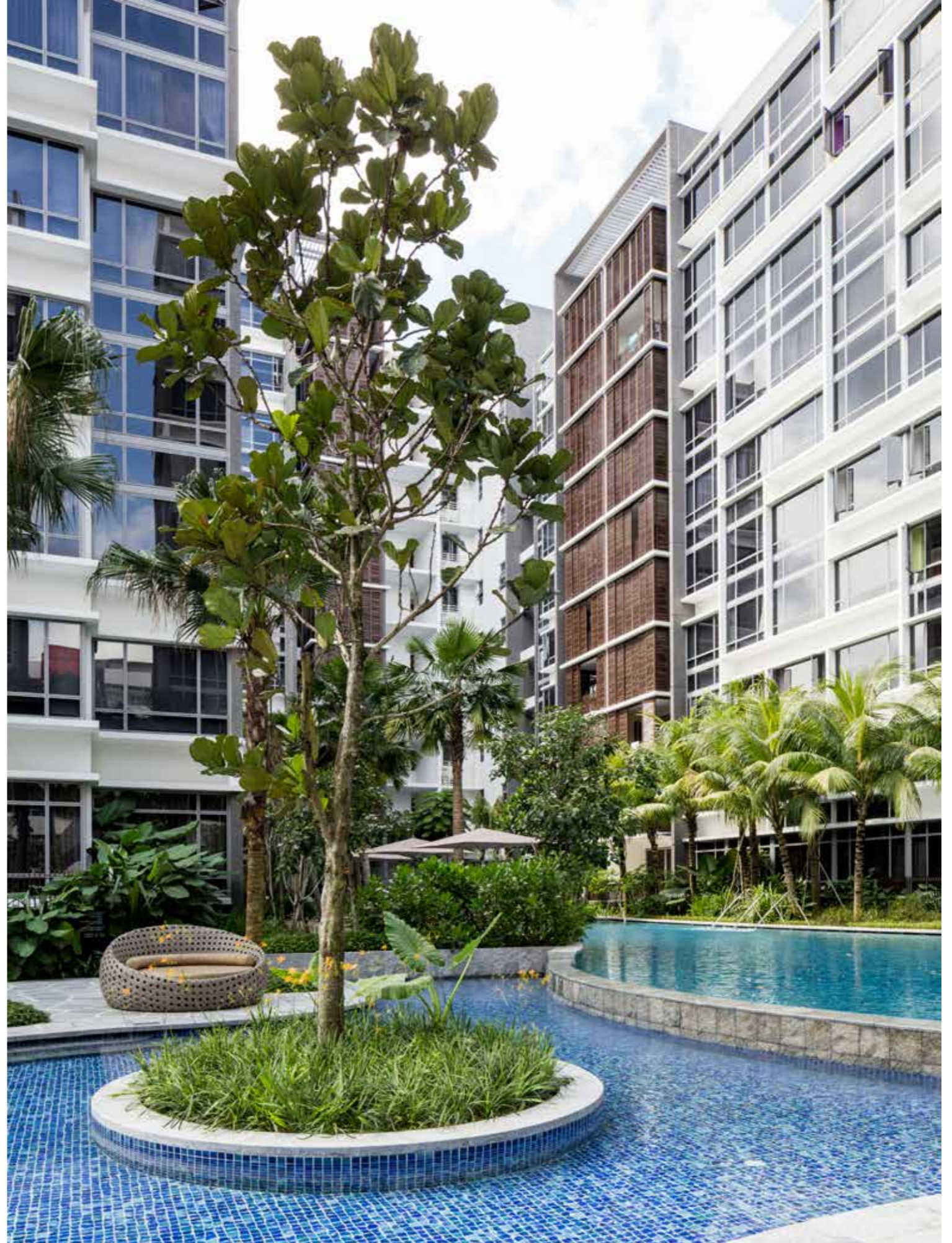




THE LANAI
STRIKES AN
IRRESISTIBLE
COEXISTENCE
BETWEEN
NATURE AND
REFINED LIVING

The Lanai emulates the laidback waterfront lifestyle of a tropical Polynesian Village. The 999-year leasehold condominium, located in Hillview Avenue, is surrounded by three large nature reserves, namely Bukit Batok Nature Park, Bukit Batok Town Park and Bukit Timah Nature Reserve.

Encircled by a cluster of six apartment blocks, the landscape is designed around a central water court. A 50-metre lap pool and a lagoon pool take centre stage at the heart of the development. The central lagoon pool leads to a sheltered atoll that caters to poolside parties, in the style of festive Hawaiian gatherings, known as luaus.





THE LANAI
EMULATES
THE LAIDBACK
WATERFRONT
LIFESTYLE OF
A TROPICAL
POLYNESIAN
VILLAGE



The atoll features several Hawaiian-style roofed, open-sided verandahs known as lanai, ideal for lounging and dining. These pavilions are surrounded by greenery, water features and dip pools that offer hydrotherapy facilities.

In terms of sports facilities, a tennis court, indoor gym, outdoor fitness equipment and putting green are located in the southwestern corner of the site. Designed to feel like a resort, the Lanai strikes an irresistible coexistence between nature and refined living, with functional amenities conveniently accessible.

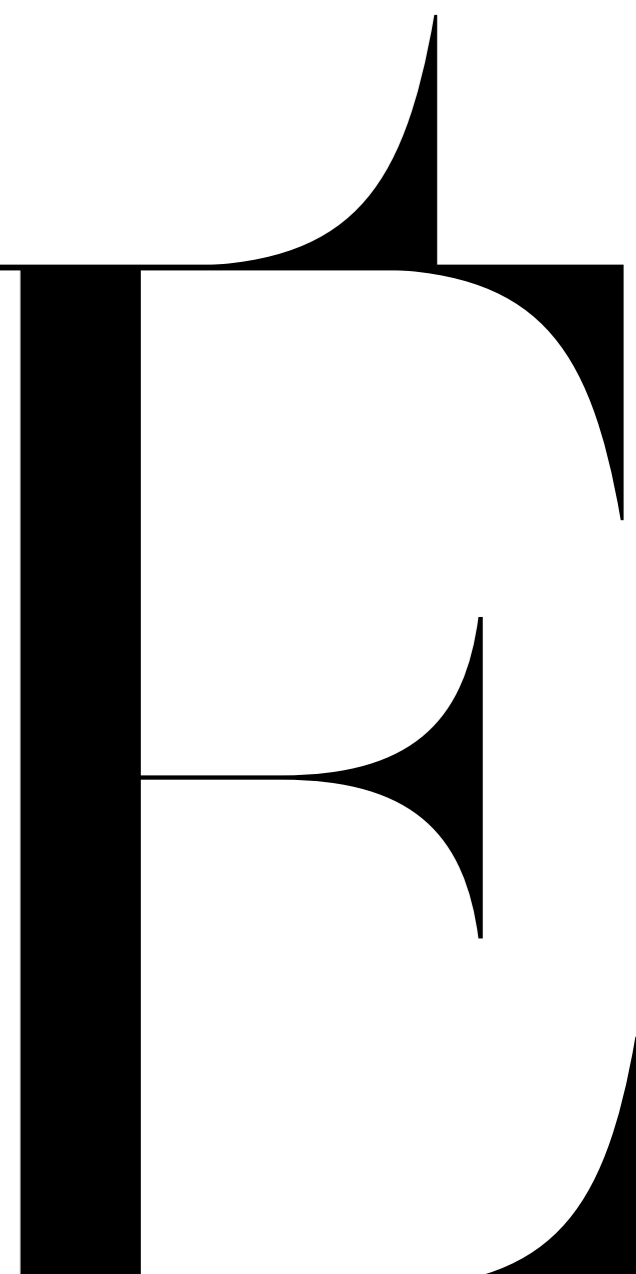
— THE LANAI
DIRECTOR Lena Quek | TEAM MEMBER
Sheila Goh | LOCATION Hillview, Singapore



VISTA RESIDENCES

LAVISHLY ENCHANTED

TAKE PLEASURE IN LUXURY
RESORT-LIVING WITH AN
ALLURING BACKDROP



The design of Vista Residences is conceived to provide a vacation-like experience reminiscent of luxury resorts. The landscape compliments it by surrounding the entire development with luscious greenery. To create a relaxing environment similar to that of a garden, the greenery consists of evergreen trees, tropical flowering plants and ferns sourced globally.

The entrance is a landscape display of palm trees and exotic leafy plants, whilst the high-rise apartments feature green-walls. Together, the greenery form an impressive focal point as visitors approach the development, as well as serve to reduce radiant heat in the surroundings. Greenery weaves through the two-tower condominium, surrounding the development and connecting both apartment blocks to the recreation area that sits between them.

A lounge pool and a 50-metre Olympic-length lap pool sits at the recreation heart of the development, flanked by the apartment blocks. A villa by the lounge pool completes the luxury resort lifestyle, complete with a private lounge area, massage deck, dip pool, and even kitchen facilities for the dining area. Around the lap pool and lounge pools, trees such as the footstool palm, fountain palm, fiddle-leaf fig and frangipani provide shade and serve as visual markers for the different themed zones in the recreation area. The trees become a tranquil backdrop when viewed from the entrance pavilion.





GREENERY WEAVES
THROUGH THE
TWO-TOWER
CONDOMINIUM
SURROUNDING THE
DEVELOPMENT



THIS DIVERSITY
OF LANDSCAPED
PAUSES ADD A
SPLASH OF
COLOUR TO
THE URBAN
ENVIRONMENT
AND SOFTENS
THE ARCHITECTURE

Furthermore, impressive vertical green-walls spanning the entire height of the towers add to the overall effect of being in a garden. Generously sized planters are well integrated into common areas, such as the drop off lobbies and footpaths that lead to the lounge villas in the recreation area. A second level landscape deck and high-level sky terrace offer more discreet and private outdoor relaxation. This diversity of landscaped pauses add a splash of colour to the urban environment and softens the concretized harshness of its high-density architecture.

In addition to tall trees, the landscape also features a variety of flowering plants such as the red button ginger, lily turf and white peace lilies. They line the meandering footpaths, which lead to small surprises such as the garden villas in themed pocket gardens featuring different combinations of trees and shrubs. A basketball half-court and gymnasium are available for fitness enthusiasts. Vista Residences has certainly brought tropical resort lifestyle right to the doorstep of apartment living.

— VISTA RESIDENCES
DIRECTORS Lena Quek | TEAM MEMBERS
Sheila Goh | LOCATION Novena, Singapore

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