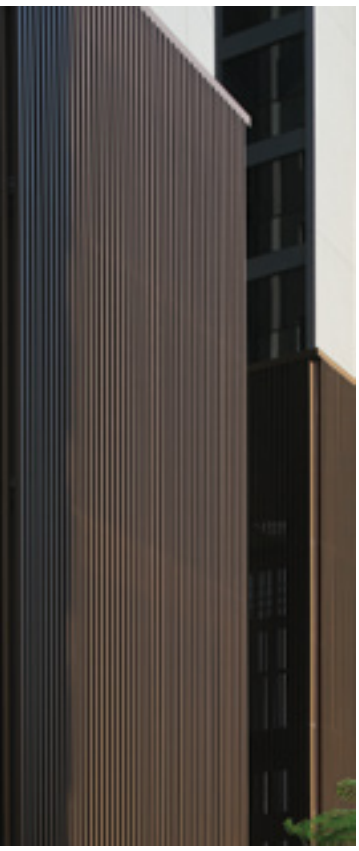
An Anthology of
Best in Class High Density Residences

Domicile III



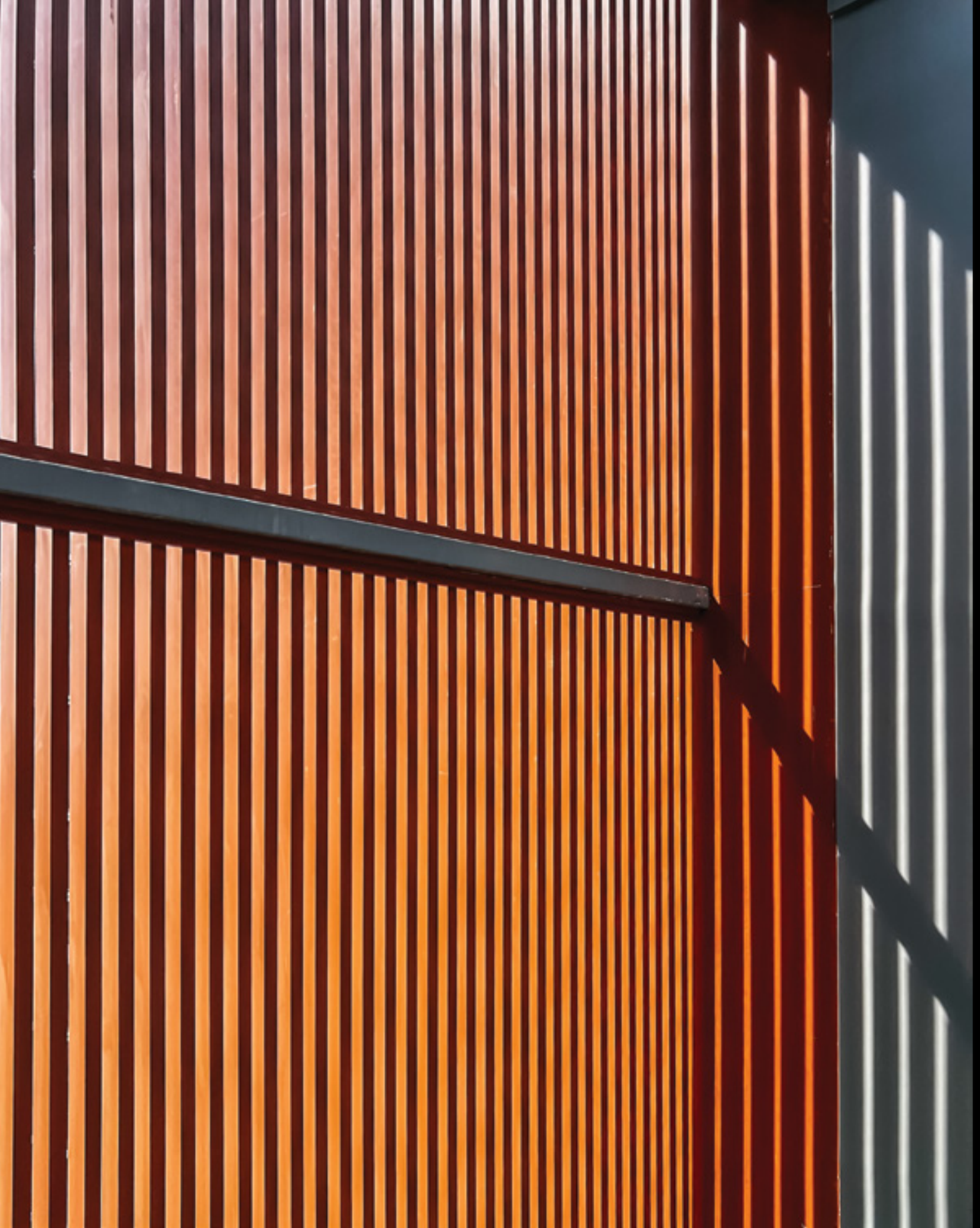






ONG&ONG group

EXPERIENCE BEYOND.



An Anthology of
Best in Class High Density Residences

Domicile III

ONG&ONG group

EXPERIENCE BEYOND.

Personal Spaces
Collective Experiences

Let’s discover **Domicile**

Residential design is about understanding how people live, both individually and collectively. It considers how spaces can support changing needs, encourage connection, and create a sense of comfort and identity within increasingly dense urban environments.

Whether designing an individual residence or a larger housing development, every decision contributes to the experience of living. The result is not simply a collection of apartments, but somewhere people feel truly at home.

Where architecture meets the rhythms of life

Design & Experiences Intertwined

The feeling of affinity is important, and cities should be designed in ways that place connectivity at their fore. In the contemporary sense, connectivity also refers to how future-ready the built environment is in the face of digitalisation. With context, people will feel a sense of belonging and future architects and developers should find new ways of linking people and places. Connectivity is about how various spaces can be inclusive and flexible or agile.

Connectivity is a holistic engagement.

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Cosmopolitan Living

Architecture and M&E Engineering

Jadescape

Jadescape captures the essence of MacRitchie Reservoir through a harmonious fusion of architecture and landscape to create a modern sanctuary.



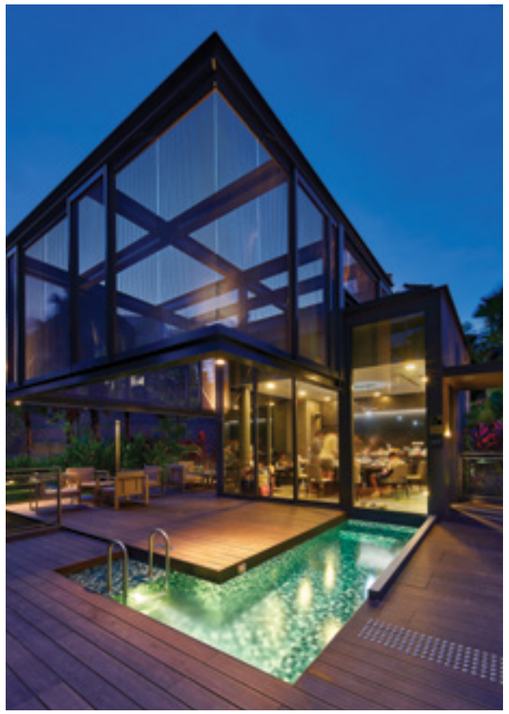
Jadescape draws inspiration from the serene beauty of the nearby MacRitchie Reservoir in Singapore. Comprising seven 20-storey residential towers, the development presents a contemporary interpretation of an Asian garden, where architecture and landscape exist in harmonious dialogue.

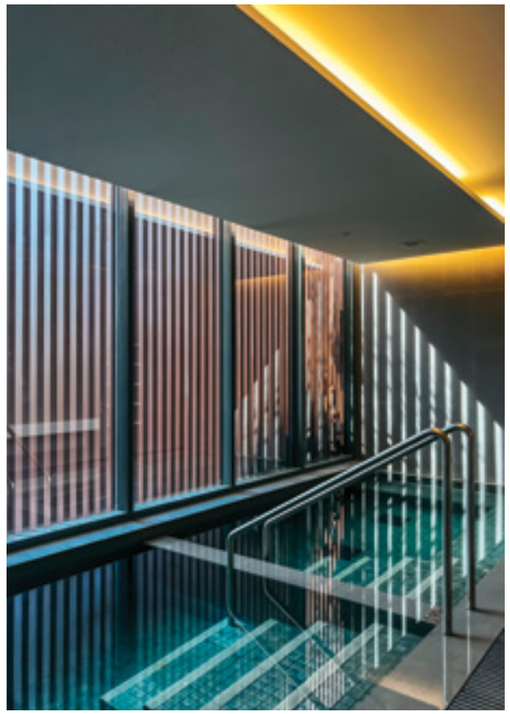
In collaboration with Tange Associates, the design orients the towers to maximise views towards the reservoir, creating a majestic mountain-like silhouette that echoes the natural landscape. The arrangement of the buildings, set within lush verdant surroundings, ensures breathtaking vistas from nearly every residence. Drawing upon the aesthetic of Sumi-e ink painting, the team layered depth and texture through timber-like cladding, refined lattice screens, and carefully positioned forms that soften the facades while celebrating oriental elegance.



Each tower maintains its own distinct identity yet contributes to a cohesive whole. Thoughtful placement creates intimate pockets and varied experiences throughout the estate. A standout feature is the sunken tennis courts, positioned below ground level to preserve unobstructed views for residents while minimising noise impact.

Rich with greenery and water elements, Jadescape offers a tranquil sanctuary that balances modern living with a deep connection to nature.



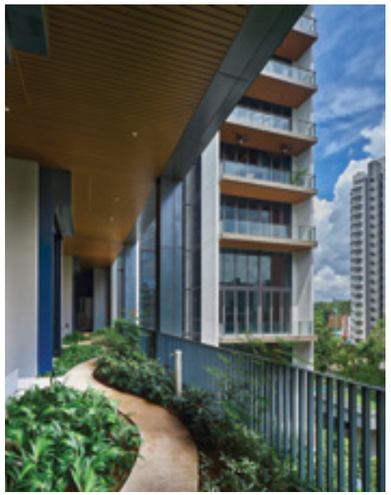












Architecture and Landscape

Sloane Residences

Blending innovative design, lush landscapes, and thoughtfully curated amenities, Sloane Residences offers an exclusive address in the heart of Singapore.

Sloane Residences, built on the site of the former Sloane Court Hotel, is an exclusive development of 52 meticulously designed units located in the heart of Singapore. Its prime position near reputable schools makes it particularly appealing to young families and urban professionals.

The development's distinctive hybrid design seamlessly integrates a vertical skyscraper with a horizontal groundscraper. This thoughtful arrangement offers residents commanding views over neighbouring facilities, with the tower housing larger units and the podium featuring unique Garden Suites with direct garden access.

Nature-inspired elements run throughout the development. A linear water feature welcomes residents at the drop-off, while generous greenery, verdant lawns, and lounge cabanas foster a strong connection with nature. Communal facilities are well considered, with a playground, BBQ area, yoga decks, and a stunning infinity pool on the fourth floor complete with hydro-massage, children's pool and wet decks.

Inside, the apartments feature premium finishes including engineered timber and marble flooring, composite timber balcony ceilings, and built-in wardrobes and kitchen cabinetry. Carefully planned layouts maximise panoramic city views, while selected units enjoy private shared gardens. Digital-ready systems further address the needs of the modern urban resident.









Architecture and Landscape

The Jovell

Blending lush landscapes, tranquil waterscapes, and contemporary architecture, The Jovell offers a resort style living experience.



Drawing inspiration from the florets of the jovellana flower, The Jovell is a 99-year leasehold development along Flora Road, Singapore, comprising nine eight-storey blocks with 428 luxury apartments. ONG&ONG Group was engaged for its architectural and landscape expertise to deliver a resort inspired development.

Blending nature with contemporary design, The Jovell creates a tranquil retreat within the city. Clean lines, neutral tones, and extensive glazing allow natural light to fill the interiors while seamlessly connecting the residences with the surrounding landscape.

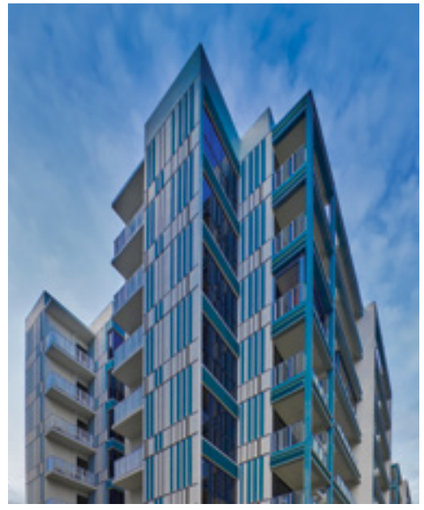
The site's irregular shape adds character to the development, unfolding like an island resort with an expansive waterscape and lush tropical gardens. From afar, the 200-metre waterscape draws the eye, while the beach style swimming bay, with its gently sloping edge and sand-like textures underfoot, offers a distinctive experience for residents.

Communal spaces are thoughtfully designed for relaxation, with cosy corners for reading or quiet reflection, complemented by the soothing sounds of a cascading waterfall. The apartment layouts are modern, spacious, and functional, with each home customisable to suit individual preferences.

Sophisticated features and carefully considered details are seamlessly integrated throughout, resulting in bright, creative living spaces that balance comfort with refined design.

The Jovell showcases architecture that harmoniously integrates nature and modern living, offering a refined residential experience.









Architecture

Duta Park Residences

Balancing density with greenery and shared spaces, Duta Park Residences offers a considered approach to urban living in Malaysia.

Occupying a 4.95-acre site off Jalan Kuching in Kuala Lumpur, Duta Park Residences is a high-rise serviced apartment development designed in collaboration with KL Pavilion Design Studio Sdn Bhd. Comprising three residential towers with 1,356 units, the development responds to the demands of high-density urban living while creating a vibrant and inclusive residential community.

The contemporary architectural language is defined by slender proportions, strong vertical lines, and carefully articulated facades that reduce the visual mass of the towers. Glass, steel, and concrete are combined to maximise daylight and capture panoramic views across the Kuala Lumpur skyline, while high-performance glazing and shading strategies help improve environmental performance.



At the heart of the development is a landscaped podium spanning Levels 9 and 10, where gardens, water features, and communal facilities create an elevated urban oasis. Residents enjoy a wide range of amenities, including swimming pools, a gymnasium, lounges, play areas, and social spaces designed to encourage recreation and interaction.

Inclusive planning is equally prioritised through barrier-free access, accessible facilities, and clear wayfinding, reflecting a commitment to universal design that was recognised with the KL Mayor's Award for Universal Design 2025 (Residential Category).





Architecture

ATWATER

A vibrant integrated development where residential, commercial, and retail spaces come together in a setting shaped by greenery and water.



Image CR: Paramount Property



Set within the vibrant neighbourhood of Section 13, Petaling Jaya, ATWATER is a 5.2-acre integrated development by Paramount Property Development that brings together residential, commercial, and retail spaces within a landscape inspired by greenery and water. Comprising Phase 1, a residential development, and Phase 2, a mixed-use component, it forms a connected environment where work, life, and leisure coexist.

Phase 1 establishes ATWATER's residential character with thoughtfully designed homes featuring a semi-D configuration that prioritises comfort and practicality. Residents enjoy a comprehensive range of lifestyle amenities, including swimming pools, fitness zones, sports courts, reading pods, and yoga pavilions, all seamlessly integrated within verdant landscapes that promote privacy and relaxation.

Phase 2 introduces a vibrant retail podium that serves as the heart of the community, offering a diverse mix of shops, dining options, and entertainment venues that encourage social interaction. Rising above are two Grade A, MSC-status compliant office towers designed to support evolving business needs through sustainable design, energy efficient features, and flexible floor plates. Together, both phases define ATWATER as a contemporary destination where integrated living meets a thriving urban community.





Architecture

Greenfield Residence

Greenfield Residence is a contemporary residential development in Selangor, Malaysia, comprising three towers with a total of 816 apartments above a podium that integrates lifestyle retail, recreational facilities, and parking. The podium levels articulate the building massing, creating a distinctive facade while enhancing the overall streetscape.

Designed to cater to a diverse range of residents, the development offers a variety of apartment types and layouts, with most homes overlooking a central landscaped park featuring expansive pools and lush greenery. Clean architectural lines are softened by cascading sky gardens, pocket gardens, and carefully curated planting, creating a balanced environment that embraces both nature and modern living.



Contemporary architecture and expansive landscapes come together to create a vibrant residential community.





Residents arrive via a sheltered drop-off porch that provides privacy, security, and protection from the elements. A comprehensive suite of amenities further enhances the resort-style experience, including the Aquatic Cove, Central Green Park, Energetic Corridor, floating gymnasium, yoga studio, library, and a range of recreational spaces designed to support active lifestyles and community interaction.

Bringing together contemporary design, abundant greenery, and thoughtfully planned amenities, Greenfield Residence offers a welcoming environment that reflects its philosophy to 'Worry Less, Live More'.





Architecture

Cerrado Suites

Bringing together green living and contemporary design, this residential development is centred on recreation, wellness, and community.



Designed for young professionals and growing families, Cerrado Suites is a contemporary high-rise residential development within the 428-acre Southville City township in Selangor, Malaysia. Comprising two towers of 35 and 36 storeys, the development offers 808 residences in two- and three-bedroom layouts, complemented by five exclusive poolside villas.

A defining feature of the development is its expansive four-acre environmental deck, which spans the podium level and serves as the heart of the community. Landscaped with organically shaped recreation areas, seating pockets, and activity zones, the deck brings together swimming and leisure pools, a multipurpose hall, gymnasium, and fitness stations in a setting that encourages leisure, wellness, and social interaction. Upon completion of the second phase, residents will enjoy an additional four acres of recreational space seamlessly connected across both phases.



Most residences overlook the landscaped environmental deck, while others enjoy views of Southville City's greenery and townscape. Large windows maximise natural light and ventilation, complementing the clean architectural lines and contemporary facade. An internal concourse drop-off further enhances privacy, security, and convenience, reinforcing the development's commitment to creating a comfortable and well-connected living environment.







Architecture

Bukit 828

A contemporary residence where minimalist architecture and shared spaces create a calm and connected living environment.

Nestled within Singapore's Upper Bukit Timah enclave, Bukit 828 is a contemporary residential development that combines understated elegance with thoughtful planning. Comprising 34 residences across six storeys, the development is designed to maximise natural light and ventilation, creating bright, functional homes that respond to the needs of modern living.

The architecture is defined by a minimalist aesthetic, expressed through clean lines, a refined monochromatic palette, and a carefully proportioned facade that sits comfortably within its surrounding landscape. Responding to the site's compact footprint, the apartment block is elevated above a communal garden, while a series of back-of-house spaces and mechanised parking are integrated between the ground and basement levels to optimise space without compromising the residential environment.

Residents enjoy a communal rooftop terrace that serves as the heart of the development. Featuring an infinity swimming pool, pool deck, fitness areas, and spaces for recreation and relaxation, the rooftop offers panoramic views of the surrounding greenery while encouraging social interaction and community living.

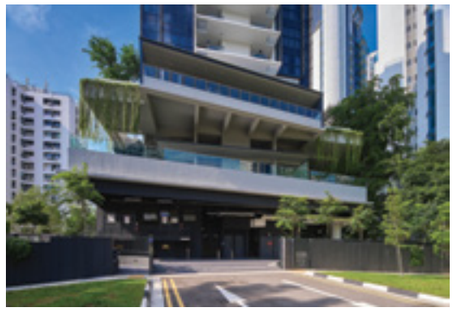
Thoughtfully designed to support multi-generational living, Bukit 828 balances contemporary architecture with practical planning to create a welcoming home where comfort, functionality, and quality of life come together.

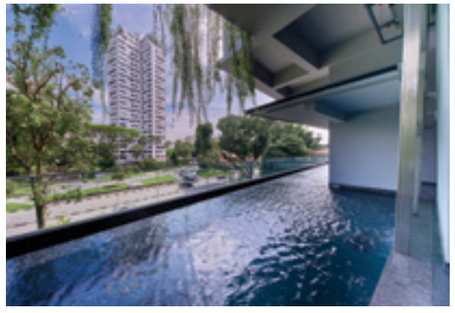


Architecture

120 Grange

Designed around elevated landscapes and modern living, 120 Grange offers an exclusive residential retreat in the heart of the city.





Located amidst the embassies and luxury residences of Singapore's prestigious Orchard Road district, 120 Grange is an exclusive residential development that combines contemporary city living with the tranquillity of nature. Designed for a compact urban site, the development employs innovative planning strategies that maximise space while creating a distinctive living environment.

A series of sky terraces forms elevated communal landscape decks that accommodate the main swimming pool, recreational facilities, and dining spaces. Conceived as a green plateau crowned by a single residential tower, the development creates a seamless relationship between architecture, landscape, and shared amenities.

The tower is defined by a spine-like axial circulation space framed by off-form concrete gable walls with raw textured finishes. Expanses of glazing, articulated by a lattice of window mullions and balanced with projecting balconies, create a clean yet expressive facade. Organised into two vertical stacks, the tower offers a range of residences designed to maximise natural light, ventilation, flexibility, and views of the surrounding cityscape and greenery.

From studio suites for urban professionals to larger two-bedroom homes for small families, each residence reflects a contemporary approach to high-rise living. Together with its landscaped gardens, waterscapes, and recreational amenities, 120 Grange presents an urban sanctuary where nature and city life coexist.



Architecture and
Environmental Wayfinding

The Atelier

Designed for modern city living, The Atelier combines understated elegance with thoughtfully integrated wayfinding.





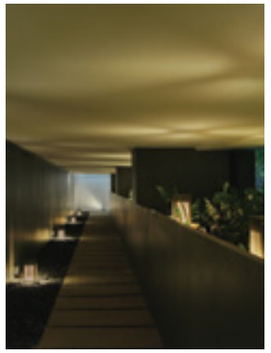
The Atelier is a residential development in Singapore's District 9, near Newton, designed to reflect a contemporary urban lifestyle. Combining sleek architecture with thoughtful functionality, the development maximises space while offering panoramic views across the city.

Its minimalist design is defined by clean lines, while interiors feature marble, wood, and metal finishes that create a refined yet comfortable living environment. Spacious layouts and expansive windows bring in natural light, enhancing the sense of openness.

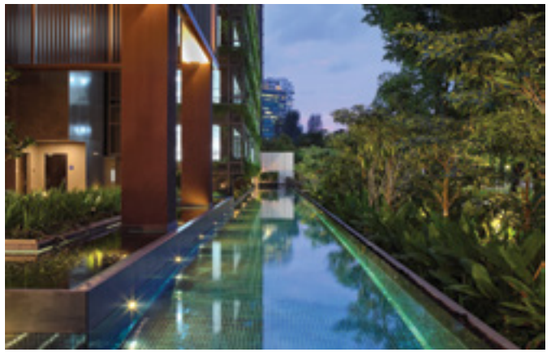
The facade combines glass, steel, and concrete to establish a cohesive relationship between the interior and exterior, while landscaped gardens, a swimming pool, and gym provide residents with spaces for relaxation. Sustainable features, including energy efficient systems and eco-friendly materials, further support the development's responsible design.











IMMORTAL developed an environmental wayfinding strategy that complements the development's architectural language. Inspired by the earthy nutmeg tones found throughout the building, the signage incorporates brushed metal and glass to create a cohesive visual identity.

Strategically placed at entrances, lift lobbies, and corridors, the wayfinding system is further enhanced by lighting, material transitions, and architectural cues, enabling intuitive navigation while reinforcing the development's refined character. Together, these elements create a seamless experience for residents and visitors alike.

Architecture

The Rivana

Designed around the philosophy of simplicity, The Rivana brings together elegant architecture, practical living, and a strong sense of place.

Located in Vietnam's Binh Duong province, The Rivana is a premium residential development that reflects the region's growing appeal as a key investment destination within the Southern Key Economic Region. Appointed for urban planning and architecture, ONG&ONG envisioned a development that balances sophistication with warmth, creating a distinctive residential address that complements its surroundings.

Inspired by Plato's philosophy that "the beauty of style, harmony, grace, and rhythm depends on simplicity", the design embraces a contemporary architectural language that is elegant, minimalist, and timeless. Comprising three 28-storey towers across 2.96 acres, the development offers nearly 50 lifestyle amenities, including parks, community spaces, children's play areas, a swimming pool, and resident lounges, fostering a vibrant and connected living environment.

Every apartment is thoughtfully planned to maximise natural ventilation and daylight, creating bright, airy interiors that enhance comfort and wellbeing. The layout clearly distinguishes communal and private spaces, with bedrooms positioned away from living and dining areas to provide greater privacy and tranquillity. By combining functional planning with refined architectural design, The Rivana delivers a residential experience that is both highly liveable and enduring, demonstrating ONG&ONG's commitment to creating homes that are as practical as they are inspiring.



Architecture

Happy One Central

Contemporary design meets local identity at Happy One Central, a landmark residential development in Binh Duong, Vietnam.



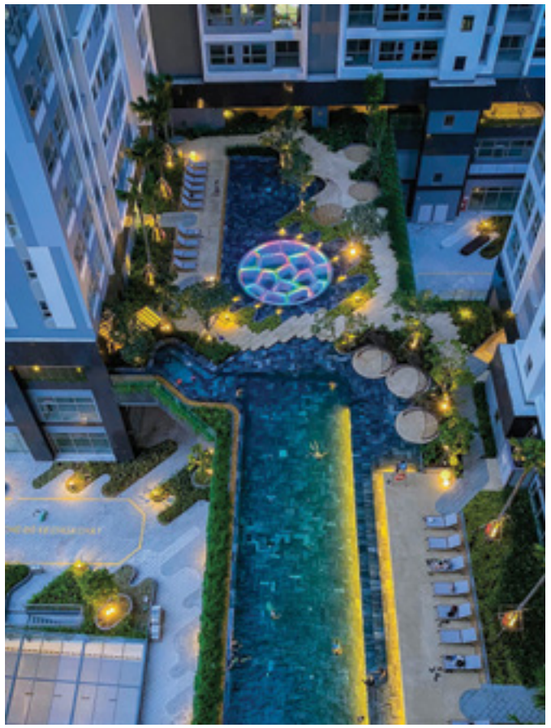


As Thu Dau Mot continues to emerge as a key destination for investment and urban growth within the Ho Chi Minh City metropolitan area, Happy One Central was envisioned as a contemporary residential development for both local homeowners and the growing expatriate community.

Appointed to lead the project, ONG&ONG Vietnam delivered a comprehensive masterplan encompassing architecture, infrastructure, transportation, parking, utilities, and interior design. Drawing inspiration from Singapore's residential developments, the design is carefully adapted to its Vietnamese context, responding to the tropical climate while incorporating cultural considerations such as Feng Shui to optimise natural light, ventilation, and everyday liveability.







Comprising two 40-storey towers, the development is among the tallest residential buildings in Binh Duong. A rooftop sky bridge links the towers, providing residents with panoramic views across the city while serving as a distinctive architectural feature.

Working alongside landscape and lighting consultants, the team also introduced one of Binh Duong's earliest integrated facade and landscape lighting schemes.

Colourful LEDs interspersed among the trees transform the landscape into a fairy tale garden at night, while the illuminated facade gives the development a distinctive presence on the city skyline after dark.

Complemented by a wide range of lifestyle amenities, including an infinity pool, roof-level cinema, 3D golf course, gym, yoga studios, and a koi aquarium, Happy One Central offers a contemporary urban living environment that balances comfort, community, and a strong sense of place.

Landscape

LIV@MB

A contemporary interpretation of tropical villa living, where layered landscapes celebrate Mountbatten's history and coastal heritage.

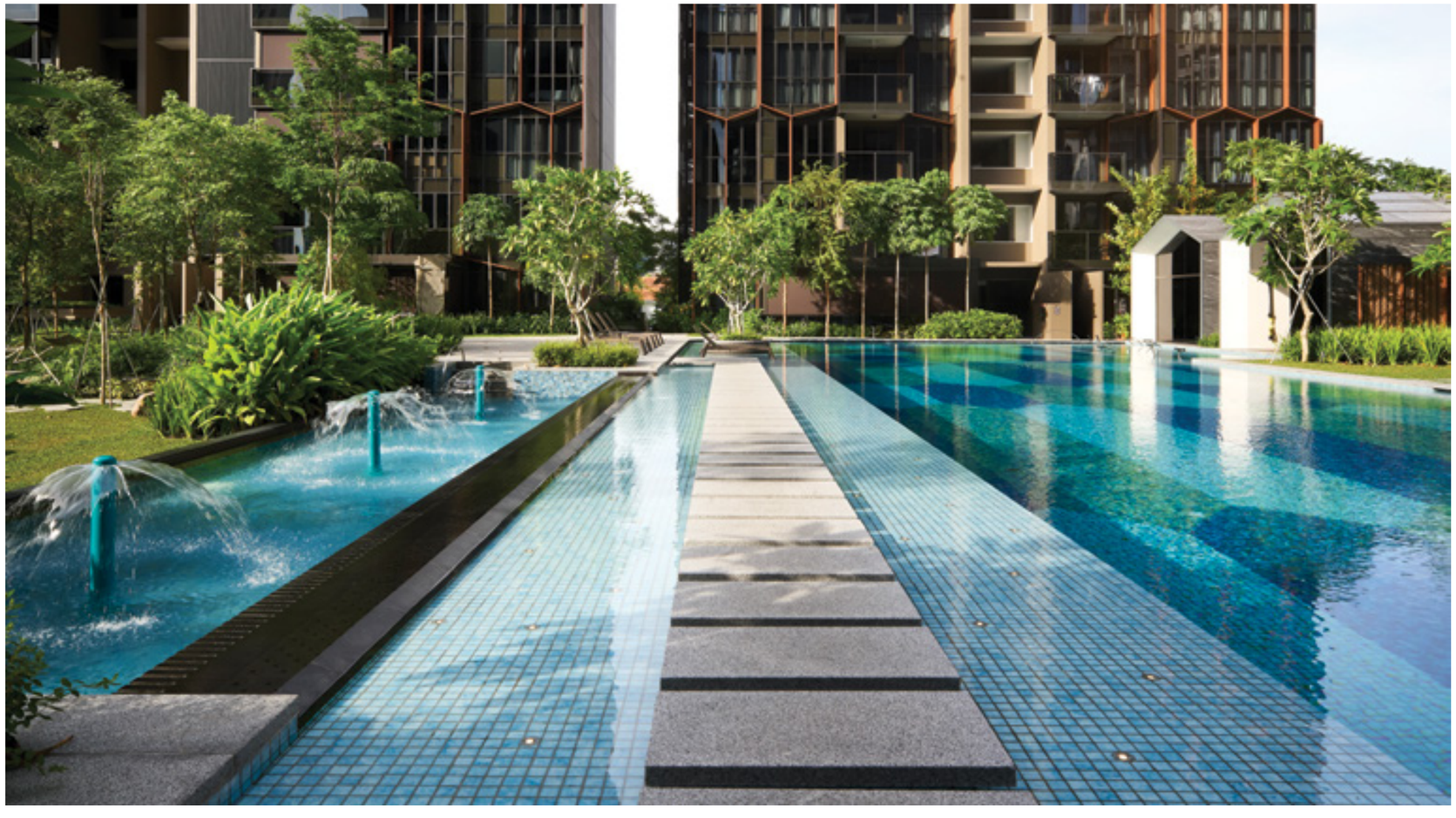






Nestled within Singapore's historic Mountbatten enclave, LIV@MB draws inspiration from a district once celebrated for its grand seaside estates, black and white bungalows, and distinctive blend of European and Peranakan influences. Interpreting this rich heritage through a contemporary lens, the development's landscape by ONG&ONG places nature, recreation, and community at the heart of the residential experience.

A graceful arrival sequence begins with a tree-lined driveway leading to a sheltered drop-off before opening onto a generous central lawn reminiscent of the expansive garden forecourts of Mountbatten's historic estates. Throughout the development, lush planting, lifestyle pavilions, children's play areas, an eco pond, and open lawns create spaces for both active recreation and quiet retreat.





Water remains a defining element, recalling the area's seaside past through a beach style wading pool, lap pool, cascading water wall, spa pools, and shallow water decks designed for relaxation. Sheltered walkways and thoughtfully planned circulation further enhance comfort and connectivity.

The landscape extends vertically through communal sky gardens, culminating in an 11th storey terrace and a rooftop on the 20th storey featuring an infinity edge lap pool, dining pavilions, outdoor lounges, and panoramic views across the Mountbatten neighbourhood and city skyline.

Together, these layered landscapes present a contemporary interpretation of skyrise villa living that honours the area's heritage while enriching everyday life.

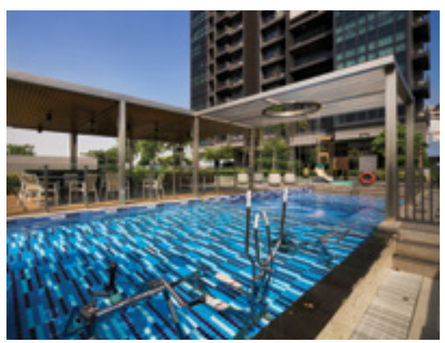




M&E Engineering and Landscape

The Linq @ Beauty World

Designed as a connected urban sanctuary, The Linq @ Beauty World in Singapore combines layered landscapes with smart engineering solutions.









The Linq @ Beauty World is a mixed-use development where landscape and engineering work together to create a connected, contemporary living environment. Designed by the ONG&ONG Landscape team, the outdoor spaces introduce a layered sequence of greenery that extends from the retail podium to elevated communal gardens, bringing nature, recreation, and wellness into the heart of the development.

Landscaped spaces across the second to fifth levels are organised into a variety of settings for exercise, relaxation, and social interaction. Residents enjoy fitness stations, a yoga deck, jogging track, Explorer Garden, generous event lawn, children's playground, pavilions, barbecue areas, and viewing pavilion overlooking Bukit Timah.

Water features, including a 30-metre lap pool, aqua gym, spa pools, and children's play pool, further enrich the residential experience. At ground level, the Privately Owned Public Spaces (POPS) provide landscaped public areas that connect seamlessly to the MRT station, future integrated transport hub, and commercial podium, strengthening the relationship between the development and its surrounding community.

Supporting these spaces, Rankine&Hill delivered comprehensive M&E engineering services, incorporating energy efficient systems and smart technologies that enhance comfort, sustainability, and day-to-day living. Together, the integrated landscape and engineering solutions create a development that balances urban convenience, environmental performance, and quality of life.

Architecture and Brand Engagement

Kamala Kandara

Rooted in the idea that people are part of nature, Kamala Kandara reimagines the relationship between high-rise living and the landscape.





Located in the city centre of Bekasi, Indonesia, Kamala Kandara reimagines high-rise living through a design that balances density, nature, and community. Conceived around the narrative of "Valley Dwelling – We are part of Nature", the development embraces a boundary-hugging form that maximises views while creating cascading terraces and generous communal spaces.

The project's visual identity reinforces this connection to nature. Centred on a distinctive "K" icon, the branding draws from the architectural form of the development while recalling the shape of a verdant valley. A nature-inspired colour palette further reinforces the relationship between the development, its landscape, and the idea of living as part of nature.

Offering a diverse mix of residential unit typologies, each home is carefully positioned to capture distinct views across the Grand Kamala Lagoon masterplan. Ground-floor terraces, sky-deck gardens, and selected units with direct parking access provide varied living experiences, while the multi-layered design helps soften the scale of the development and strengthen its connection to the surrounding landscape.

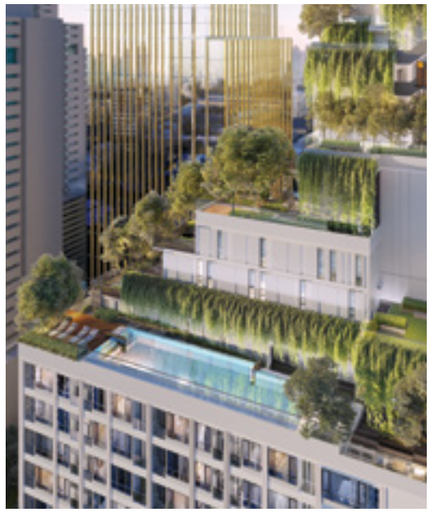
Responding to the challenges of a high-density urban site, the design introduces a network of communal spaces organised across three activity levels. Public and social functions activate the ground plane, while mid-level terraces accommodate urban farming, community gatherings, and leisure activities. At the sky level, recreational and fitness amenities, including a distinctive "jogging in the sky" experience, encourage wellness while framing panoramic views of the city beyond.



Architecture

Park Origin Phayathai

Park Origin brings a park-like experience into high-rise living, with gardens, amenities and open views at its core.





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

Predicated on a park-like experience and the benefits of nature and wellness, the L-shaped plot supports a tower and block hybrid. The massing tapers vertically, with terraces on selected floors resembling a giant set of steps.

Linked by staircases, these terraces encourage social interaction among residents while creating an elevated garden experience, complemented by expansive views of the surrounding urban landscape.

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

M&E Engineering

Leedon Green

Supporting a residential development where comfort, sustainability, and everyday living go hand in hand.

Set within Singapore's prestigious District 10, Leedon Green offers a tranquil residential retreat where contemporary architecture is thoughtfully woven into a lush landscape. Redeveloped from the former Tulip Gardens, the freehold development comprises seven mid-rise residential towers, creating an intimate environment that balances urban convenience with a strong connection to nature.

Rankine&Hill provided the M&E Engineering for the development, contributing to the design of the mechanical, electrical, and fire protection systems while collaborating on the civil infrastructure.

Sustainability remained a key consideration throughout the project, with the team implementing energy-efficient cooling strategies that enhance comfort while reducing operational energy demand. Behind the scenes, these engineering solutions ensure the development performs as seamlessly as the serene living environment it was designed to create.



M&E Engineering

Ki Residences

Thoughtful planning and integrated engineering create homes that are efficient, sustainable, and built for the future.

Ki Residences is a joint venture by Singapore's Hoi Hup Realty and Malaysia's Sunway Development. With an extensive site spanning 340,107 sq. ft., the development stands out with its thoughtful design and layout. The condominium's blocks are aligned side by side, ensuring no units face each other, maximising privacy and cross-ventilation.

For this ambitious project in Singapore, Rankine&Hill provided their M&E Engineering expertise. This required meticulous planning and seamless execution to ensure that the infrastructure and engineering systems integrated flawlessly with the overall architectural vision. The M&E systems focus on delivering greater levels of sustainability, energy efficiency, and long-term reliability. The electrical systems were carefully engineered to provide a robust and efficient power supply network, accommodating the modern technological needs of the residents while ensuring safety and sustainability.

Additionally, the team incorporated future-ready solutions, such as provisions for EV charging stations within the basement car park, reflecting the growing emphasis on green mobility. The integration of smart building technologies into the communal facilities further enhances the living experience, offering convenience and connectivity.



M&E Engineering

AMO Residence

Bringing together open spaces, wellness amenities, and smart living, AMO Residence redefines contemporary residential living in Singapore.

Nestled in Ang Mo Kio, AMO Residence is a thoughtfully designed development that combines urban convenience with natural tranquillity. This joint venture between UOL Group, Singapore Land Group, and Kheng Leong Company comprises 372 residential units across two 25-storey towers, set within a generous site that prioritises open spaces and lush landscaping.

Behind the towers and the lifestyle amenities sits Rankine&Hill's M&E engineering. It supports everything from a 50-metre lap pool, vitality, and aqua gym to leisure pools with cabanas, backed by carefully engineered water treatment and circulation systems.

Advanced building management systems integrate seamlessly with the development's smart home technologies, including digital locksets, infrared air-conditioning control, and a visitor e-registration platform. Further enhancing the development are sustainable features such as provisions for electric vehicle charging infrastructure.



M&E Engineering

Tembusu Grand

Thoughtfully engineered infrastructure enables a seamless residential experience in one of Singapore's most connected neighbourhoods.

Standing within the vibrant enclave of Tanjong Katong, Tembusu Grand is a contemporary residential development inspired by the enduring character of Singapore's iconic Tembusu tree. Comprising 638 residential units across four blocks, the development brings together thoughtfully planned homes with an extensive range of lifestyle amenities.

Rankine&Hill delivered the complete M&E engineering behind the development's facilities. Building systems were integrated across multiple amenity levels, from family-oriented recreational spaces to wellness facilities and entertainment areas, so everything works smoothly for residents.

The project also incorporates intelligent building management systems alongside carefully designed water features with cascading elements that complement the landscaped gardens. Engineering solutions for the development's parking facilities accommodate both basement and multi-storey car parks, serving more than 500 vehicles while supporting efficient circulation and operations. Located near Tanjong Katong MRT Station and within easy reach of the Katong and Joo Chiat precincts, Tembusu Grand offers residents excellent connectivity.



M&E Engineering

Piccadilly Grand and Galleria

A connected neighbourhood where contemporary living, everyday convenience, and thoughtful design come together at one address.

Situated along Northumberland Road in Singapore's District 8, Piccadilly Grand is a sophisticated mixed-use development that seamlessly blends residential living with retail convenience at Piccadilly Galleria. Jointly developed by City Developments and MCL Land, this impressive project comprises 407 residential units housed within three 23-storey towers and a retail podium, all situated on a 94,000 sq. ft. site.

Rankine&Hill provided comprehensive M&E engineering services for this landmark development. The scope encompassed the entire integrated complex, including the distinctive Piccadilly Galleria retail component on the lower floors. Spanning over 16,000 sq. ft, the Galleria houses 14 curated retail and F&B outlets, alongside a childcare centre.

The M&E systems were designed to support the project's unique connectivity features, including direct sheltered access to Farrer Park MRT station. Works extended to three levels of car parking facilities accommodating 330 lots, which includes three electric vehicle charging points, plus 14 dedicated commercial parking spaces serving Galleria visitors.



M&E Engineering

The Watergardens at Canberra

M&E engineering brings together efficient lighting, intelligent cooling, and reliable building services.



Nestled in northern Singapore, The Watergardens at Canberra is a contemporary residential development featuring 16 five-storey blocks and 448 exclusive units, surrounded by lush greenery. Designed as a tranquil urban retreat, it integrates modern living with nature.

Rankine&Hill's M&E Engineering scope includes energy-efficient lighting, intelligent cooling, water management, and reliable power distribution, supporting sustainability, efficiency, and everyday comfort.

The development adopted Prefabricated Prefinished Volumetric Construction (PPVC) to streamline construction while maintaining quality. These building services support long-term operational resilience. Located near Canberra MRT station, Watergardens offers convenient connectivity within a peaceful residential setting.

M&E Engineering

Affinity At Serangoon

Thoughtful mechanical engineering underpins comfort at this modern residential development.



Affinity At Serangoon is a residential development in Singapore by Oxley Holdings, designed for modern urban living. With a contemporary facade that responds to its setting, the project maximises natural light and ventilation to create a balanced living environment.

Rankine&Hill provided the mechanical engineering expertise, focusing on HVAC systems suited to Singapore's hot and humid climate. The team optimised energy efficiency while ensuring effective cooling and air circulation, and designed the plumbing and sanitation systems for reliable water and wastewater management.

The development's modern aesthetic is supported by sustainable materials and energy-efficient features, reinforcing its environmentally conscious approach.

M&E Engineering

Haus on Handy

A contemporary residence where mechanical systems support comfort and efficiency in Singapore's tropical climate.





Perched amidst the greenery of Mount Sophia, Haus on Handy is a contemporary residential development that balances urban connectivity with a tranquil living environment in Singapore's Dhoby Ghaut district. Its elevated setting offers sweeping city views while placing shopping, cultural attractions, educational institutions and major transport connections within easy reach.

Rankine&Hill undertook the mechanical engineering works, with particular focus on the air-conditioning and ventilation systems. Tailored to Singapore's tropical climate, the systems were engineered to maintain optimal temperature and humidity levels throughout the year while promoting energy-efficient performance, supporting a comfortable and sustainable living environment.

M&E Engineering

Stirling Residence



Where contemporary architecture, thoughtful engineering, and resort-inspired living come together.

Rising above Queenstown in Singapore, Stirling Residences is a contemporary high-rise development of 1,259 homes across three towers. Architecture, engineering and landscape come together to create a vibrant residential community with generous green spaces, resort-inspired amenities and panoramic views of the city skyline, surrounding greenery and the sea beyond.

Rankine&Hill provided the M&E engineering, delivering essential building services that support comfort, efficiency and reliable day-to-day performance. The development also adopts Prefabricated Prefinished Volumetric Construction (PPVC), one of Singapore's key DfMA methods. By incorporating off-site manufactured modules with integrated MEP services, the project enhances quality, productivity and sustainability as one of the largest high-rise residential developments in Singapore to use PPVC.

M&E Engineering

Parc Central

Mechanical engineering supports energy efficiency and occupant comfort at this residence.



Located in the heart of Tampines, Parc Central is an Executive Condominium in Singapore that brings together contemporary living, thoughtful planning and a strong sense of community. Comprising 11 residential blocks of 16 storeys each, the development offers a comfortable and sustainable living environment, with generous communal spaces and lush landscaping.

Rankine&Hill provided the M&E engineering, designing building services that prioritise energy efficiency, occupant comfort and long-term performance. From HVAC systems that deliver reliable indoor comfort to integrated lighting solutions for communal and private spaces, the engineering supports a seamless living experience while advancing the development's sustainability objectives.

M&E Engineering

Parc Clematis

The M&E systems underpin performance across the diverse homes and communal spaces of Parc Clematis.



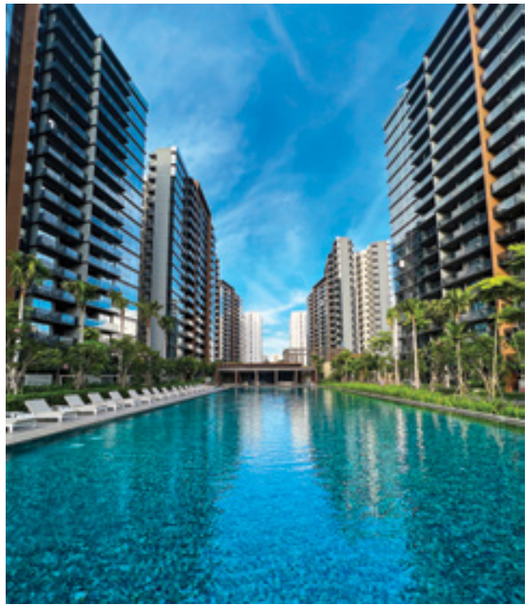
Spanning more than 633,000 sq. ft, Parc Clematis is one of Singapore's largest residential developments. Built on the former Park West Condominium site, it comprises 1,468 homes across apartment towers, strata terraces, semi-detached houses and bungalows, bringing together diverse housing typologies and generous communal spaces.

Inspired by the spirit of the traditional *kampung*, the development offers more than 400,000 sq ft of landscaped facilities for residents to gather and connect. Rankine&Hill's M&E engineering supports the scale and mix of residential types, balancing operational performance with comfort, health and sustainability. From the homes to the communal facilities, these systems underpin a reliable living environment and long-term resilience.

M&E Engineering

Parc Esta

Essential M&E systems support the performance and liveability of Parc Esta.



Set within a 3.5-hectare estate on Singapore's eastern fringe, Parc Esta combines contemporary architecture, expansive landscapes, and curated communal spaces. Its design balances openness and privacy through generously spaced towers, offering tranquillity with close city connections.

Rankine&Hill provided Mechanical and Electrical Engineering services, integrating building systems to support operational efficiency, sustainability, and everyday comfort. Working alongside the wider consultant team, the firm helped create a functional residential environment. Each 18-storey tower is crowned by a lantern-inspired feature that transforms after sunset into a shimmering beacon, giving Parc Esta a distinctive identity on Singapore's eastern skyline.

M&E Engineering

Parc Canberra

Coordinated M&E systems enhance building performance, operational efficiency, and resident comfort.



Inspired by Australia's relaxed outdoor lifestyle, Parc Canberra reimagines everyday living through generous communal spaces, nature-inspired design, and a strong connection to the outdoors. Located along Canberra Link in Singapore's District 27, this 496-home development draws on the precinct's historical links to Australia's capital, creating a residential environment that encourages residents to slow down and reconnect with nature.

Rankine&Hill's M&E Engineering scope includes heating, ventilation and air-conditioning, potable water and sanitary plumbing, fire protection, and swimming pool maintenance and filtration. Energy-efficient lighting and sustainability-focused solutions support daily resident comfort, safety, environmental performance, and long-term operational efficiency.

Community Living

Architecture, C&S Engineering,
M&E Engineering, Landscape,
and Project Management

Toa Payoh Ridge

Inspired by the natural contours of its surroundings, Toa Payoh Ridge transforms landscape, architecture, and community into a connected neighbourhood.



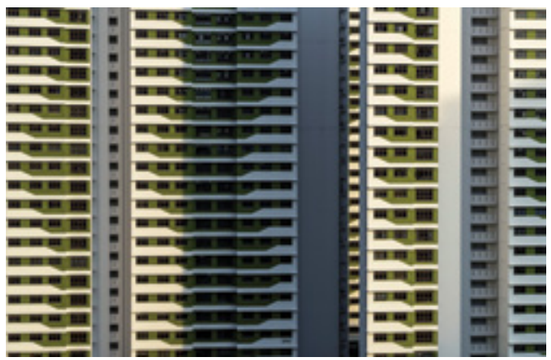
Sited at the intersection of Toa Payoh Rise and Lorong 1 Toa Payoh in Singapore, Toa Payoh Ridge is thoughtfully designed to complement the established character of its surrounding neighbourhood. The precinct comprises four residential blocks, a standalone multi-storey carpark, and a social communal facilities block, arranged in a stepped massing that responds sensitively to the scale of the adjacent low-rise housing while creating a harmonious transition across the site.

Drawing inspiration from the area's natural topography, the design reinterprets the surrounding hills through both its architecture and landscape. Flowing green and white facades echo the movement of rainwater from ridge to foothill, while undulating motifs created using sliding mould technology establish a distinctive architectural identity. This design language continues throughout the precinct, guiding residents from their homes towards a vibrant central communal green.

Centred around this shared landscape, the development encourages everyday interaction through thoughtfully planned community spaces, including children's playgrounds, fitness stations, a childcare centre, pocket parks, and rooftop gardens. Linked pathways provide seamless connections to nearby schools, neighbouring estates, and the Caldecott and Braddell MRT stations, promoting an accessible, pedestrian-friendly environment.

Sustainability is seamlessly integrated throughout the precinct, with rain gardens managing stormwater naturally, energy-efficient lighting enhancing shared spaces, and electric vehicle charging facilities supporting greener mobility. Together, these elements create a welcoming neighbourhood where architecture, landscape, and community come together to enrich everyday living.







Architecture, C&S Engineering, M&E Engineering, Landscape and Project Management

Tampines GreenOpal

Designed around a vibrant green spine, Tampines GreenOpal in Singapore connects people, nature, and community through an immersive landscape experience.



Nestled along the forested edge of Bedok Reservoir, Tampines GreenOpal reimagines public housing through a landscape-led approach that strengthens the relationship between nature, community, and everyday living. Overlooking the Bedok Canal and park connector, the precinct draws inspiration from the concept of "Life by the River", creating a tranquil residential environment where residents can reconnect with the surrounding landscape.

A key design challenge was the underground MRT reserve line that traversed the site. Rather than treating it as a constraint, the team transformed the no-build zone into a vibrant green spine, dividing the precinct into two intimate residential clusters while enhancing pedestrian connectivity through a network of intersecting green belts.







The landscape is conceived as a riverine system, where playgrounds, elderly fitness corners, and community amenities are woven into meandering rain gardens linked by boardwalks and suspended bridges. A mangrove-inspired design language shapes the playgrounds and street furniture, while recycled logs salvaged from the original site are repurposed as play structures, reinforcing the project's commitment to environmental stewardship.

Complementing the landscape, the residential blocks step down towards the green spine, while childcare centres, pavilions, and multi-storey carparks incorporate distinctive architectural features and rooftop gardens that encourage recreation, community interaction, and a closer connection with nature.

Architecture, C&S Engineering, M&E Engineering, Landscape, and Project Management

Towner Crest

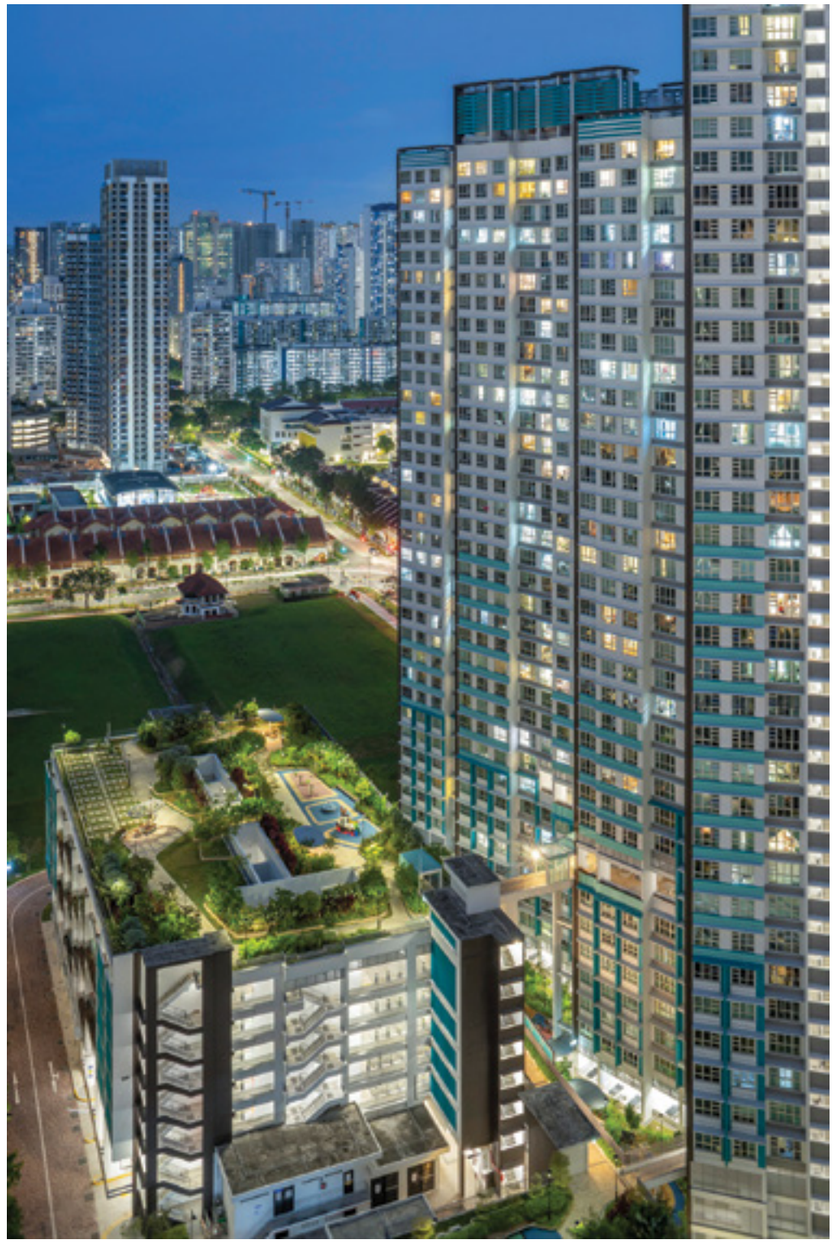
Inspired by the graceful flight of the Rangoon bird, Towner Crest brings together architecture, landscape, and community in one connected neighbourhood.



Located at the junction of Serangoon and Towner Roads in Singapore's Kallang-Whampoa district, Towner Crest is a thoughtfully planned public housing development that balances connectivity, community, and nature within a compact urban setting. Comprising two residential blocks, a multi-storey carpark, and a commercial block, the development is carefully oriented to minimise heat gain while integrating generous green spaces throughout the precinct.

Drawing inspiration from the Rangoon bird, once associated with the district's wetland landscape, the architectural language expresses movement and fluidity through undulating teal patterns across the facades. This distinctive design identity is echoed throughout the development, where link bridges seamlessly connect the residential blocks and multi-storey carpark, while landscaped pathways guide residents through pocket gardens and recreational spaces.





Designed with multi-generational living in mind, Towner Crest brings together children's playgrounds, adult and elderly fitness stations, a residential network centre, and a childcare facility, encouraging interaction across all age groups. Atop the multi-storey carpark, a rooftop community garden with raised planters provides residents with opportunities to farm, socialise, and cultivate a shared sense of ownership and belonging.

By thoughtfully integrating architecture, landscape, and communal spaces, Towner Crest creates a welcoming neighbourhood where everyday encounters strengthen community ties and enrich the experience of home.









Architecture and
Project Management

Canberra Vista

More than a collection of homes, Canberra Vista is designed as a connected neighbourhood where shared spaces and nature encourage community to flourish.

Canberra Vista in Singapore is designed as a connected neighbourhood where shared spaces, landscape, and thoughtful planning encourage community to flourish. Comprising 15 residential blocks, the development is centred around a network of Community Living Rooms, fitness facilities, landscaped gardens, and shared spaces that support recreation, relaxation, and everyday interaction.

Drawing inspiration from the surrounding black-and-white colonial bungalows, Canberra Vista adopts a refined monochromatic architectural palette, accented by rhythmic facade elements inspired by gently falling rain. Vertical fins provide shade and privacy, while puddle- and ripple-inspired patterns extend the rain theme into the common areas. Together, these details create a distinctive identity that connects architecture with the landscape.







A defining feature is the site's significant 12-metre change in level between Canberra Drive and the Canberra MRT corridor. Rather than treating the terrain as a constraint, an elevated central linkbridge connects the precinct vertically, creating a safe, accessible, and engaging pedestrian journey from the higher residential areas towards the MRT station. The route encourages outdoor discovery while preserving privacy for the homes above, with the space beneath transformed into a generous playground.

Community is further supported through five children's playgrounds, adult and elderly fitness stations, Community Living Rooms and shared gardens, encouraging interaction across generations. Sustainability is embedded through landscape-led stormwater management, including rain gardens that retain water during heavy rainfall while becoming part of the precinct's experiential landscape.










376C
376B





Architecture, C&S Engineering, M&E Engineering, Landscape, and Project Management

Tampines GreenFoliage

Rooted in biophilic design principles, Tampines GreenFoliage creates a welcoming environment where nature shapes both architecture and everyday life.

Tampines GreenFoliage reimagines contemporary public housing through a biophilic design approach that celebrates nature, community, and everyday connectivity. Located in Tampines North, Singapore, the development comprises 542 four- and five-room flats across four residential blocks, with a calming palette of green hues that reflects the project's emphasis on peace, balance, and harmony.

Inspired by the vertical growth of creepers, the architectural expression extends across the development through textured facade patterns, feature screens, and alternating shades of green that create a distinctive rhythm between the residential blocks. Unique paving patterns further reinforce the precinct's identity, serving as intuitive wayfinding cues that enhance residents' experience of moving through the development.

Organised around a generous central landscape, the precinct places communal life at its heart. Rooftop gardens, playgrounds, fitness stations, covered walkways, and shared facilities are thoughtfully planned to encourage interaction across generations, while seamless pedestrian connections link residents to nearby parks, public transport, and the surrounding neighbourhood.

Supporting the development's green vision are sustainable features including recycled building materials and a Pneumatic Waste Conveyance System that promotes cleaner waste management. Together, these elements create a welcoming and environmentally responsive estate where thoughtful planning, nature, and community come together to enrich everyday living.







Landscape

Tampines GreenVines

More than a collection of green spaces, Tampines GreenVines in Singapore uses landscape to encourage movement, connection, and everyday wellbeing.



Tampines GreenVines presents a residential environment where landscape and architecture come together to create a vibrant, nature-inspired community. Designed to foster a seamless relationship between urban living and the outdoors, the development places thoughtfully curated green spaces at the heart of the resident experience, encouraging everyday interaction with nature while strengthening community connections.

The staggered arrangement of the residential towers creates a dynamic network of open spaces, with basement carparks transformed into lush green podiums that offer immersive views of trees and flowering plants. A carefully composed planting palette introduces colour and texture throughout the development, while fruit-inspired hues define entrances, walking routes, and communal gardens, creating intuitive wayfinding cues that give each space its own distinctive identity.

Inspired by the *kampung* spirit, communal gardens, playgrounds, fitness stations, pavilions, and shaded walkways are thoughtfully integrated to encourage residents of all ages to gather, interact, and enjoy the outdoors. Native trees, layered planting, and biodiversity-friendly landscapes further enrich the environment by creating cooler microclimates, supporting pollinators, and naturally managing stormwater.

More than an attractive setting, the landscape shapes how residents move, play, rest, and connect, creating a neighbourhood where nature, wellbeing, and community are woven into the rhythm of everyday life.



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

Woodlands Glade

Thoughtfully planned across multiple disciplines, Woodlands Glade creates a connected neighbourhood where design, landscape, and community come together.



Located at the junction of Woodlands Avenue 9 and Gambas Avenue in Singapore, Woodlands Glade demonstrates the strength of ONG&ONG's 360 Solution, bringing together architecture, landscape, and engineering to create a seamlessly connected residential environment. Conceived as the final piece within an established neighbourhood, the development is thoughtfully integrated with the surrounding precinct through a network of landscaped spaces and pedestrian connections.

Comprising four 16-storey residential blocks and a multi-storey carpark with a rooftop garden, the development draws inspiration from the forested identity of Woodlands. Abstract branch motifs are expressed across the façades, screens, columns, and roof crowns, creating a distinctive architectural language that reflects the character of the precinct.



The residential blocks are arranged to frame a series of generous communal spaces that encourage recreation and social interaction. Landscaped courtyards, rooftop gardens, children's playgrounds, fitness stations, pavilions, and sheltered gathering spaces are carefully connected to form an integrated environment where residents can move easily between amenities while enjoying views of the surrounding greenery.

Extending beyond the development, an interconnected network of footpaths, pavements, and sheltered walkways strengthens links with neighbouring precincts, reinforcing a cohesive and walkable community. Through its integrated design approach, Woodlands Glade exemplifies how multidisciplinary collaboration can create a connected, vibrant, and people-centred place to live.





Project Management
and M&E Engineering

Jurong West Jewel

Blending contemporary design with sustainable features and welcoming communal spaces, Jurong West Jewel in Singapore is built for the future.

As Jurong West continues to evolve alongside the upcoming Jurong Lake District, Jurong West Jewel introduces a contemporary residential development that balances functionality, sustainability, and community living. Comprising four residential blocks with 599 homes, the project reflects HDB's vision of creating neighbourhoods that are both liveable and future-ready, with a distinctive jewel-inspired facade lending the development its identity.

Beyond its striking appearance, Jurong West Jewel is thoughtfully planned to encourage everyday interaction. Landscaped courtyards, playgrounds, sheltered gathering spaces, and pedestrian-friendly walkways create a welcoming environment where residents can connect while enjoying generous green spaces. Complementing these shared amenities are a range of sustainability initiatives, including regenerative lifts, Smart Lighting, bicycle parking, recycling facilities, ABC Waters design features, and the use of sustainable materials, all contributing to a more environmentally conscious and efficient development.

Supporting the successful delivery of the project, Project Innovations provided comprehensive project management services, overseeing coordination, programme delivery, and quality throughout the construction process. Together with the Group's M&E engineering expertise, the multidisciplinary team ensured that the development's infrastructure and building systems complemented its architectural vision, resulting in a vibrant residential precinct that combines thoughtful design with long-term liveability.





M&E Engineering

ParkView @ Bidadari

Overlooking the verdant landscapes of Bidadari Park, ParkView @ Bidadari offers a thoughtful balance of heritage, sustainability, and contemporary design

Positioned along the verdant edge of Bidadari Park, ParkView @ Bidadari embodies the harmonious interweaving of heritage, water, and nature.

The development in Singapore comprises three 16-storey residential blocks housing 358 units of three- and four-room flats. The development's name draws inspiration from its privileged park front location, offering residents seamless connectivity and views to the adjacent Heritage Trail and the tranquil expanse of Bidadari Park.

Rankine&Hill delivered comprehensive mechanical and electrical engineering services for this distinguished development. The scope encompassed complete M&E infrastructure supporting the residential blocks and integrated community facilities, including a preschool that opens directly onto the central green area. The engineering challenge lay in creating systems that complement the development's unique design elements and verdant location.

Technical solutions included M&E systems throughout communal spaces and the integrated preschool facility. The project featured innovative rooftop garden installations requiring careful engineering coordination to support these elevated amenity spaces whilst maintaining optimal functionality and accessibility for residents.

M&E Engineering

Bartley GreenRise

Integrated M&E infrastructure supports contribute to efficient, sustainable public housing.



Guided by the theme "Community in a Garden," Bartley GreenRise is a public housing development in Singapore's Bidadari estate, bringing nature, connectivity, and community together. Its three residential blocks feature staggered heights and 387 three- and four-room flats, forming an urban oasis that encourages residents to connect with nature and one another.

Rankine&Hill provided comprehensive mechanical and electrical engineering services for the residential blocks and communal amenities, including a childcare centre, Community Living Rooms, fitness stations, a precinct pavilion, and rooftop gardens. These integrated building services support residents' daily needs while complementing the precinct's sustainability goals.

M&E Engineering

Harmony Village @ Bukit Batok

Sustainable engineering solutions support efficient building operations and senior wellbeing.



Harmony Village @ Bukit Batok marks Singapore's first Community Care Apartment development, offering 169 units designed to support independent living for seniors. Developed through a collaboration between the Ministry of National Development, Ministry of Health, and Housing & Development Board, it combines senior-friendly features, including wheelchair-accessible bathrooms, grab bars, slip-resistant flooring, digital locks, and emergency response systems, helping residents age in place with dignity.

Rankine&Hill provided M&E engineering services covering power distribution, lighting, air-conditioning, ventilation, and plumbing. Sustainable features, including solar panels, rainwater harvesting, and high-efficiency HVAC systems, further support operational resilience, energy efficiency, and environmental sustainability.

360 Synergistic Specialists

Singapore Indonesia Malaysia Mongolia Myanmar Thailand Vietnam

ONG&ONG group

Project Management

Project Management
Project Development
Construction
Management
Cost Management
Place Management

Ensuring projects are well organised and cohesively executed are the fundamentals of our business. But it's more than just putting the right people in touch or assembling the ideal team. Our goal is to connect the dots and tie up the loose ends to make sure projects are as easy and cost-effective as possible.

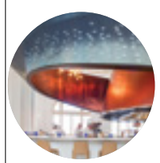



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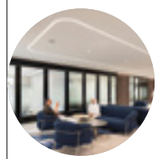



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Workplace Studies
Space Planning
Interior Design
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The perfect corporate interior goes beyond simply creating functional workspace. Although aesthetic quality and style are a must, the environment must be synergistic and inspirational. After all, productivity is the name of the game.




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Experience Design is about altering human experiences through the process of Design Thinking, where we imagine and conceive in terms of utility. Human experiences are in constant flux, where improvement, progress and advancement unfold and develop over time – ultimately leaving us better positioned than before.

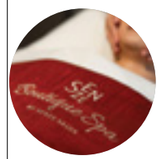



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Brand Engagement

Market Insight
Brand Audit
Brand Strategy
Brand Expression
Brand Management
Environmental Branding
Digital Branding Solutions

Brand Engagement is an analytical process, but also one that requires much imagination. With over 35 years of experience and a client list brimming with household names, IMMORTAL is renowned for its branding programmes that have helped many clients grow their businesses.

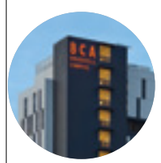



www.immortal.com.sg

Environmental Wayfinding

Planning and Analysis
Wayfinding Strategy
Signage System and Design
Environmental Graphics

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




Engineering

Mechanical
Electrical
Civil
Structural
Fire Safety
Environmental

Beneath the veneers of colours, curved lines and textures of all dazzling designs are the hidden machinery and mechanisms that make everything possible. Inventive engineering becomes the basis through which creativity can be transformed from imagination and turned into living, breathing reality.




www.rankine-hill.com

Landscape

Master Planning
Space Planning
Blue & Green Solutions
Sustainability
Playground Design

The modern built environment is increasingly characterised by the integration of nature. Regardless of typology and scale, projects today make it a point to include greenery where possible.

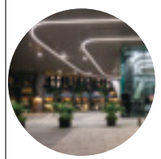
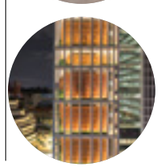



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Lighting

Architectural Lighting
Equipment Cost Control
Operational Cost Control
Lux Level Calculations
Lighting Controls
Lighting Audits

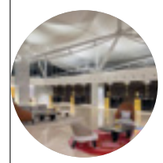
Lighting design is crucial, yet too often overlooked. Lighting can highlight and accentuate any space. It can alter the ambience or mood of a given setting, bringing life, warmth and more to any environment. Lighting has the capacity to transform a solid project into a superb one, where just the right mix of shadow, light and colour can easily augment the end-user experience.

Interior Design

Advisory & Consultancy
Space Planning
Test Fit
Feasibility Study
Master Design
Guidebook
Turnkey Solutions

Residential or commercial, public or private, institutional or infrastructural, interior design is crucial no matter the project. From forming the heart of a home to setting the tone for a corporate or professional space, the potential of a space is realised through interior design.




Masterplanning

Vision & Strategies
Land Using Planning
Connectivity
Urban Infrastructure
Environmental
Sustainability Design
Landscape

Cities rely on experienced planners when creating infrastructure master plans. The process of conceptualisation demands imagination and a progressive mindset.




Architecture

Master Planning
Architecture
Ideate and Create
Conceptualisation & Analysis
Research & Development
Space Planning

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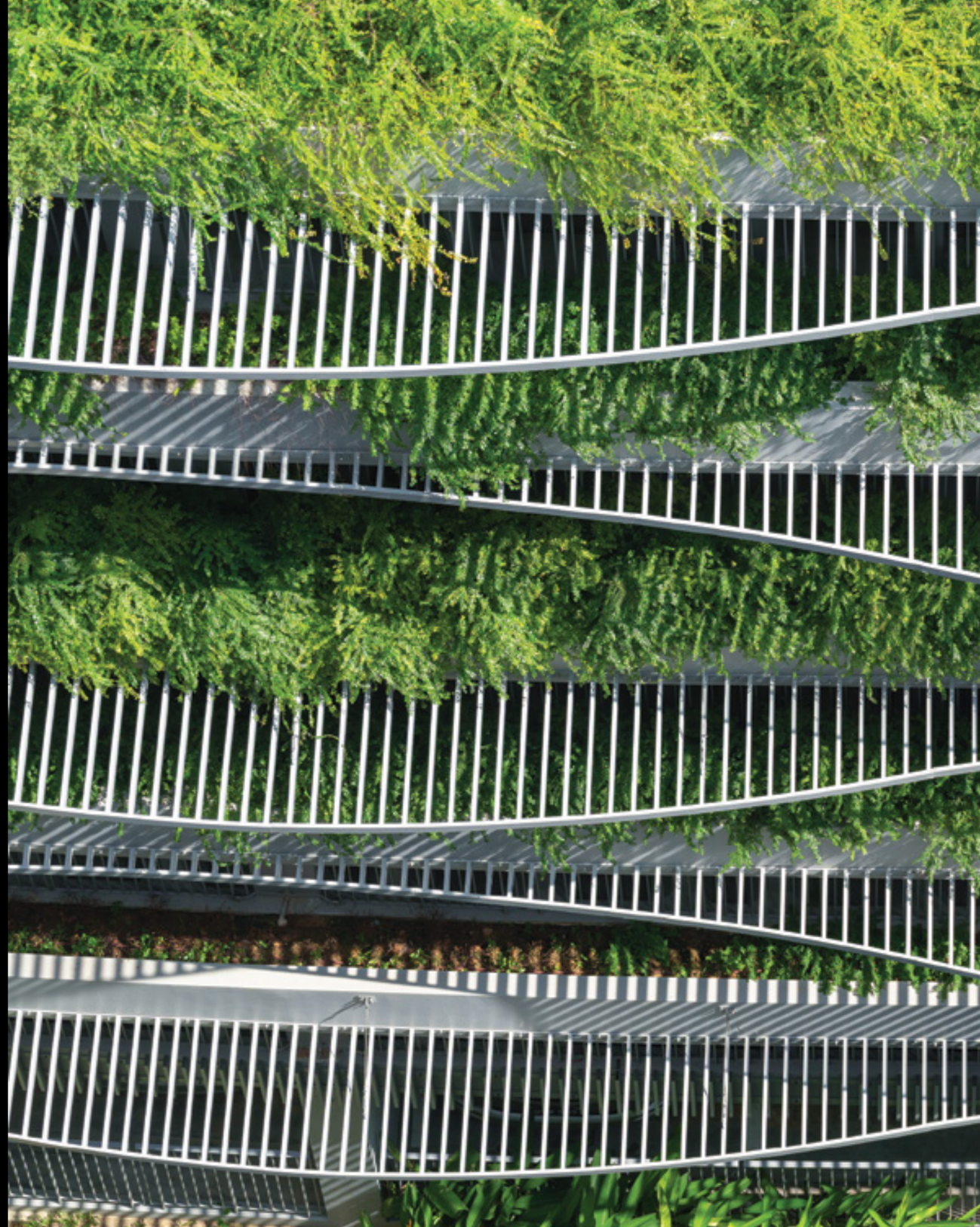
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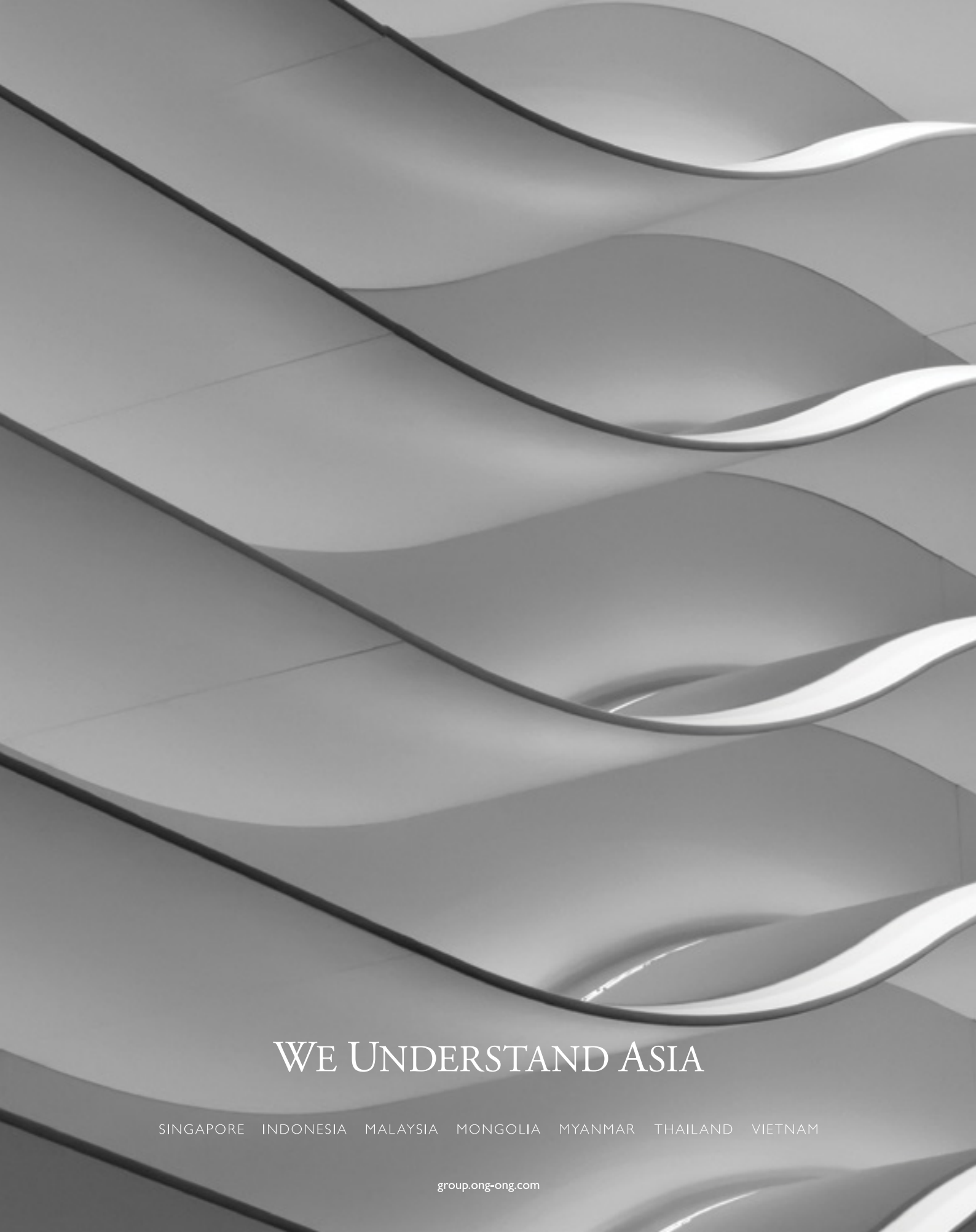
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