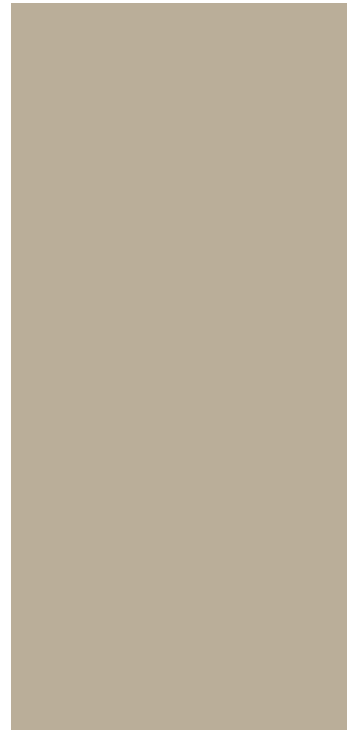


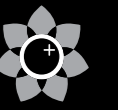


Dwelling III

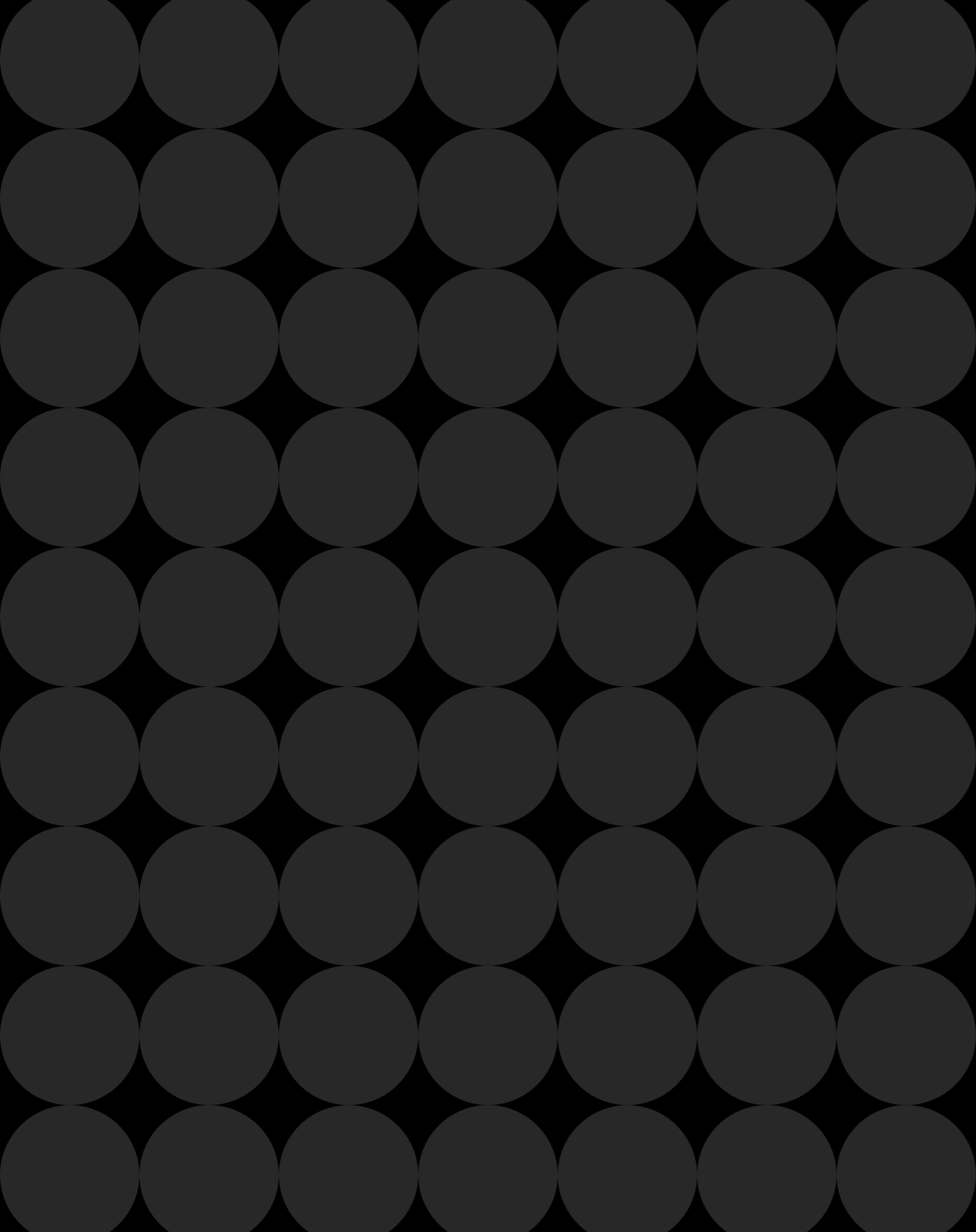




An Anthology of
Best in Class Homes




Dwelling III



Lush Living
Peerless Sophistication

Let's discover **DWELLING**



A residence serves as a pivotal element in defining an individual's lifestyle. Encompassing both the physical space and the intangible aspects of emotional attachment, values, and community ties, the feeling of being 'at home' cannot be bought because it comes from an intimate relationship between individuals and their most personal place. Beyond emotions, the abode is also a source of pride and joy. A meticulously designed home elevates mundane routines into lifestyles and caters to the varied preferences of all residents. A well-appointed dwelling that aligns with an individual's needs and desires can enhance overall wellness, while fostering an aspirational lifestyle.

Living Beyond Compare

Design & Experiences Intertwined

The feeling of affinity is important, and cities and places should be designed in a way that places 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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SINGAPORE



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67EM-House
SINGAPORE



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Private Residences



Architecture

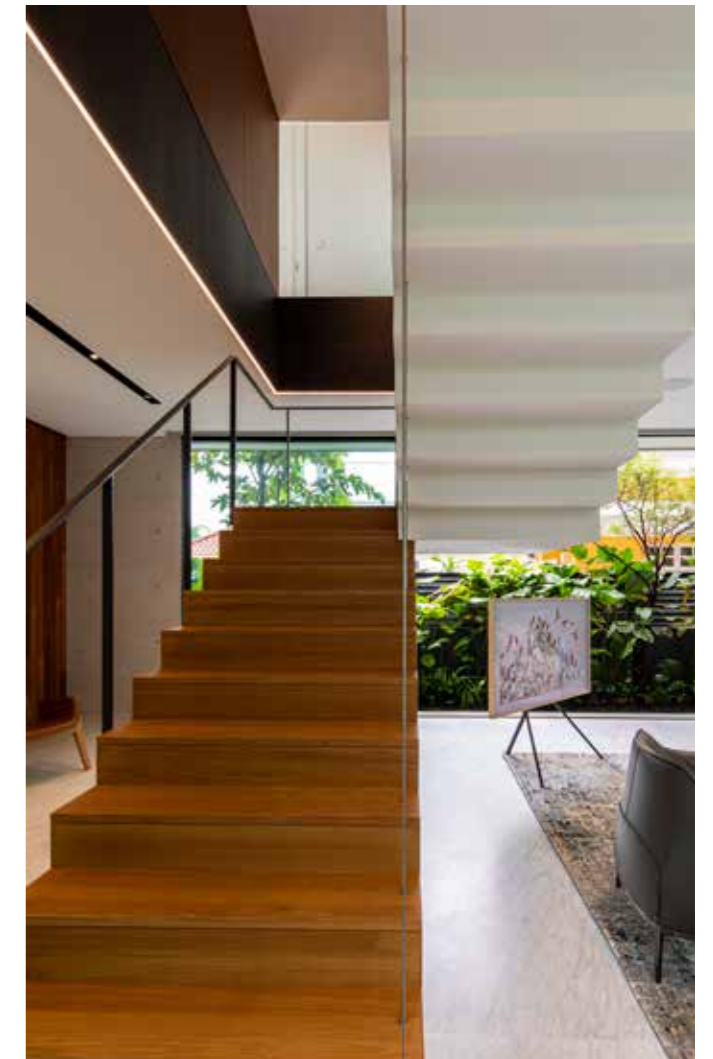
105DW-House



With the desire to inject personality and custom details, this home features a design that exudes timeless elegance.

Originally a 1960s-era semi-detached house, 105DW-House was built on a level, long plot of land in the East Coast area of Singapore that allowed for a lush planting scheme around the plot's perimeter. The shrubbery not only adds a biophilic sense to the residence, but it also affords privacy to the owners. Massive floor-to-ceiling glass panes give the ground floor living spaces the sensation of being a haven within a garden, with ample room to host large parties.

105DW-House presented a few challenges to the architecture team. A southwest-facing frontage meant that any windows on its facade would require some form of brise soleil to deflect the harsh afternoon sunlight. To overcome this, the designers opted to place a swimming pool and a Frangipani tree in the centre of the house, creating a courtyard-style focal point and effectively turning the view inwards.



Carrying the symbolism of connection, growth, and nature, the Frangipani tree grows with the family while the pool features a bridge connecting the living room to the dining room with separate dry and wet kitchens, and service areas towards the back.

Thanks to the outstanding cross ventilation within, there is a sense of airiness within the space. Order and symmetry are pivotal to the design, with key pieces of furniture aligned along a central sightline and flanked by doorways on either side. Across the first level, white marble floors contrast perfectly with the matte black of the steel window frames and pillars.

Ascending the stairs, the flooring changes to grooved teak planks, indicating a switch to the more private areas of the house. The second level features a generous guest bedroom and bathroom with sun pipe for natural light at the front, while a discreet pocket door slides to reveal two multi-purpose areas currently used as home offices.

Beyond them, a spectacular glass bridge across the courtyard leads to a master bedroom and bathroom with dual vanity areas. The third level features another en suite bedroom with a private roof terrace, ideal for enjoying balmy evening breezes.



Architecture

67EM-House

Located in a quiet neighbourhood, this timeless home is designed as an idyllic retreat for the family.

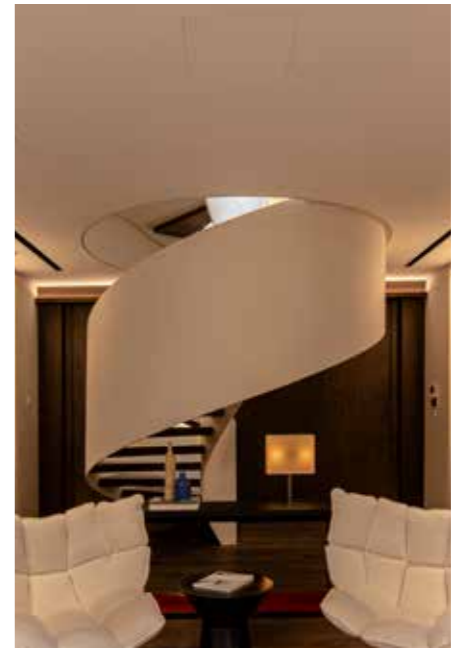




67EM-House is a Straits Chinese terraced house built in the 1920s that is sited at the heart of Singapore's first conservation area. ONG&ONG was engaged to renovate the house for a multi-generation family, and it was completed within 20 months.

The exterior of the house features a lush garden of tropical plants and trees which leads onto a patio with built-in cabinets. In the tradition of such homes,

the front door is usually kept open for ventilation, but privacy is ensured with a full-height screen and a sculpture placed as a visual focal point just inside the doorway. The living room embodies both the heritage of the local surroundings and a contemporary feel. The architects removed several internal walls and partitions, creating an expansive area that integrates living, dining, and kitchen functions.





The open and spacious layout uses a palette of greys, browns, and neutral tones to create a timeless, masculine ambience. The floors and selected walls sport a dark stained-oak finish, while principal bathrooms are clad in silver travertine.

This home comprises of a main building and rear extension linked by a walkway and a spectacular glass bridge across a double-storey air well with a dramatic green wall. The air well bathes the interior spaces with light and enables air to circulate throughout the home.

Aside from containing the more public areas of the house on ground level, the main building also holds the master bedroom and a junior en suite, with a mini gym tucked high in the topmost attic area. The rear extension comprises bedrooms, stairs and a lift, and more storage. The second floor features a private sanctuary cum music room where the homeowners spend much of their time. From there, a spiral staircase leads up to a mezzanine level. The high, sloping ceilings with exposed rafters give a loft-like airiness that is further enhanced when the blinds covering a large skylight are drawn back.



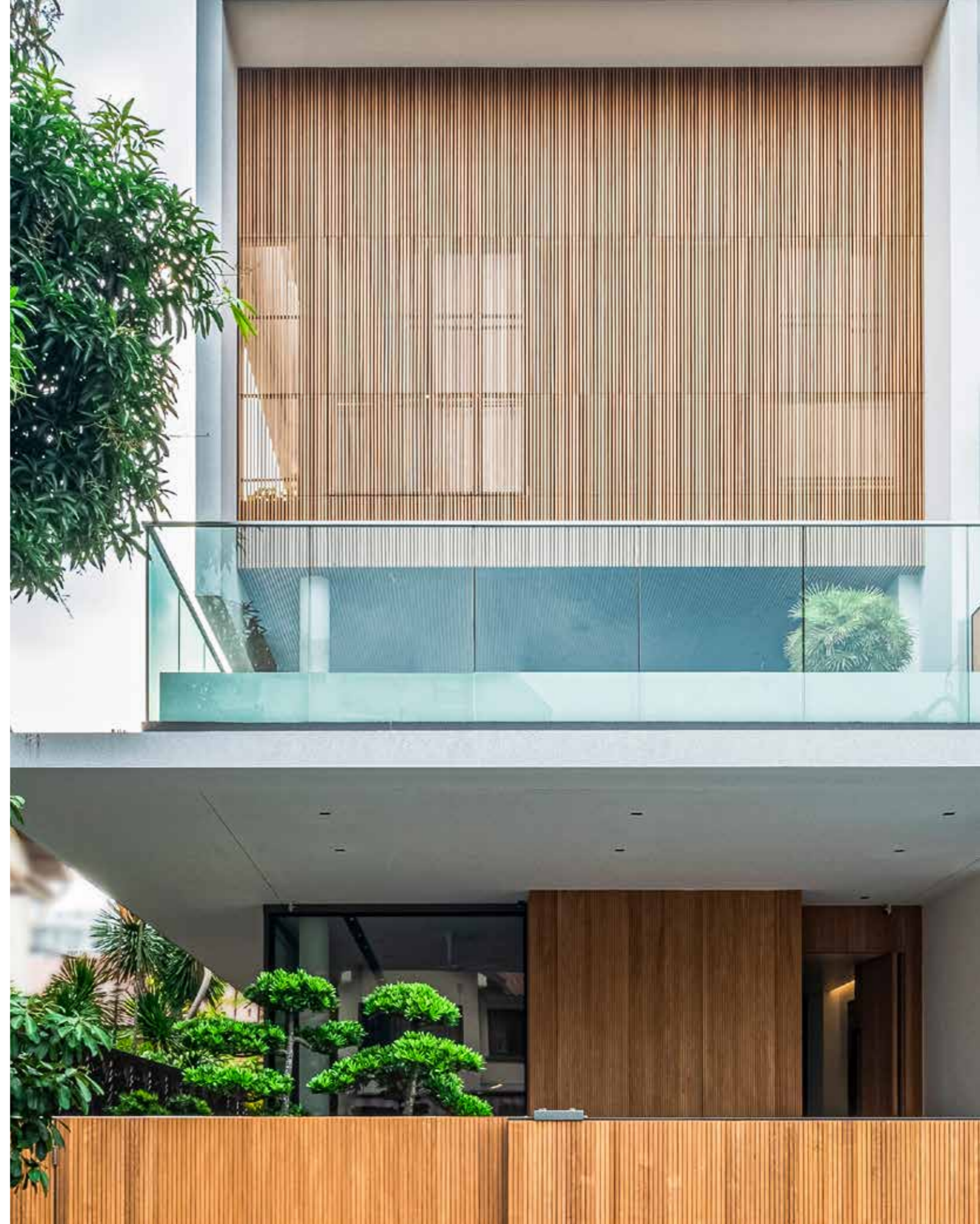


Architecture

25PBL-House



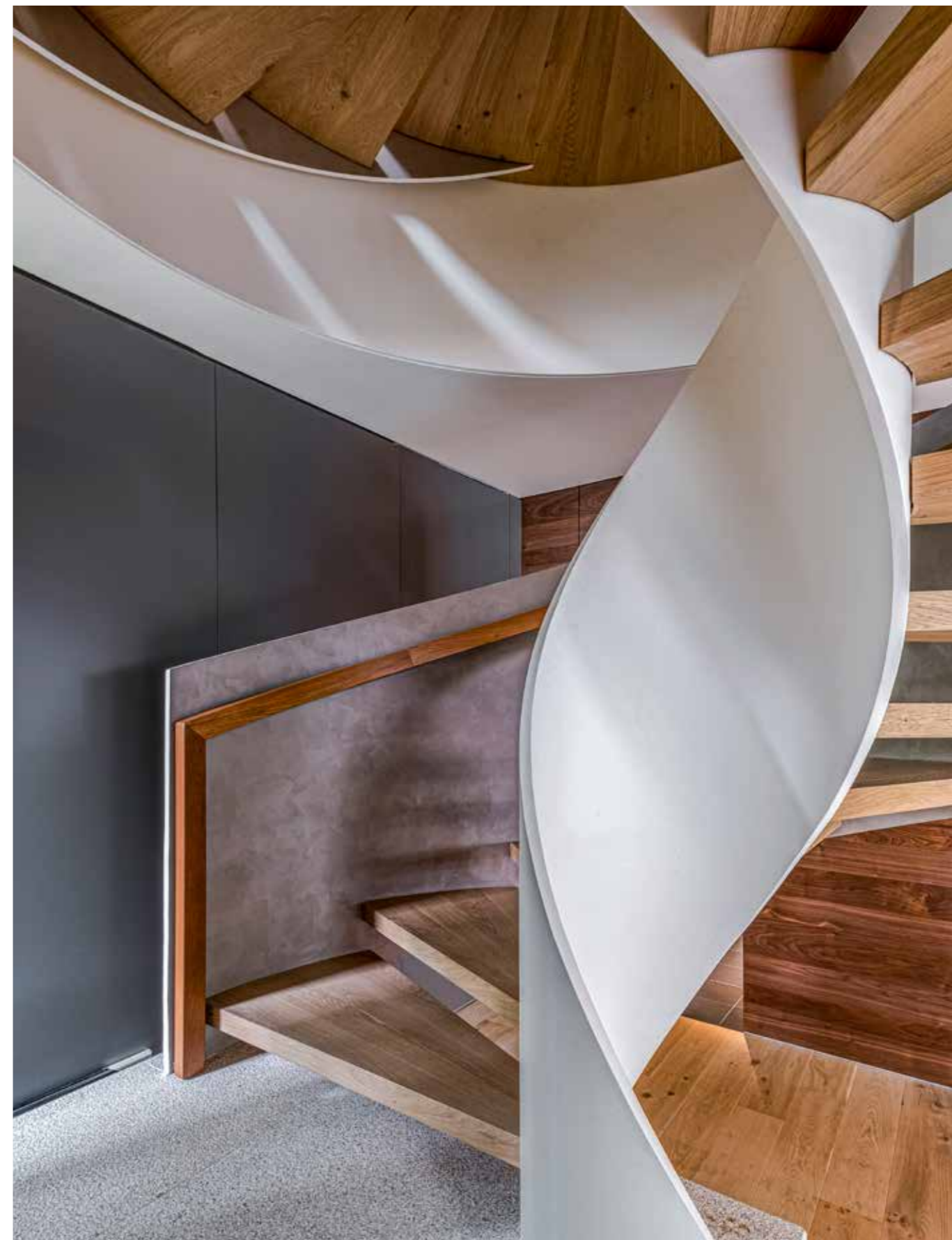
The interior of this home is infused with a balmy mix of openness, greenery, natural daylight, breezes and shade.





What if you could walk into your home and leave all your troubles at the gate? Is it possible to imagine a home as a space where its inhabitants can enjoy the visceral aspects of living amidst the hustle and bustle of the city? This home is designed as a sanctuary that helps its occupants appreciate the different sensorial aspects of living.

A challenge the team faced was orchestrating the entire design process via telecommunication as the owners were residing overseas. The result is a clean rectilinear geometry designed seamlessly around the needs of the young family. Within the house, transitions are carefully orchestrated to bring about an awareness of the surroundings from one level to the next.





The ground level comprises the formal living areas, which are flanked with giant sliding glass windows that provide an unobstructed view of the garden.

With large overhangs from the second floor, these sliding doors can be left open to allow for cross ventilation. The design ensures that utility spaces are consolidated to a single band that line the shared wall of the semi-detached property, smartly disguised behind wall panels. The floorplates are united by a helical staircase that acts as a focal point. The spiral staircase takes one up into a more private family area and bar on the second floor, which opens into a large, sheltered balcony and garden.

The designers used visual demarcations to differentiate the public and private spaces of the house, with a slatted teak ceiling cladding on the second floor enveloping the private zones.

On the third floor, the open layout allows the family to traverse freely from one space to another – merging the bedrooms, central music area and study room to form an open playscape. The spiral staircase culminates at the attic, where the master bedroom is located. Clad in teak and boun by outdoor greenery on both sides of the room, the space exudes warmth and tranquillity.



Architecture

BECA-House

A thoughtful blend of modern design and practical style, this home meets the needs of a multi-generational family.

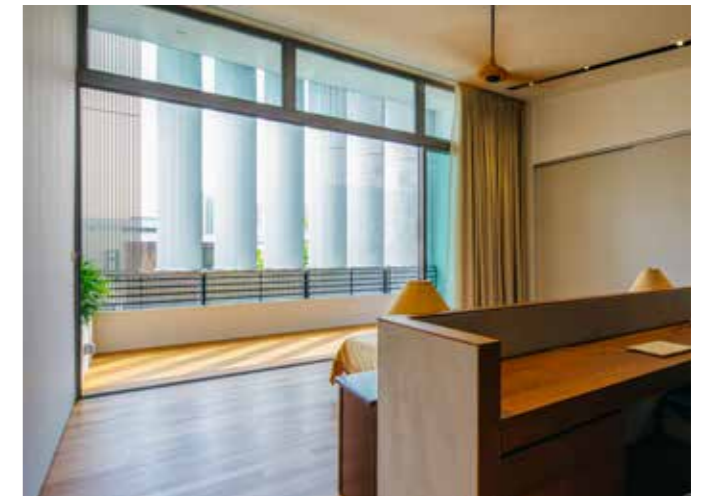


The trend of multi-generational families moving into homes together is on the rise and the overarching goal for families coming together under one roof is to support one another. To make a multigenerational household work, homeowners need a floor plan that allows everyone to live together and apart.

Within the lanes of Singapore's upscale East Coast district, is a multi-generational home where the owners had a simple request – spacious, well-ventilated areas with a green influence that cater to the needs of their paternal

grandparents. This resulted in a home with multiple examples of spatial borrowing, defined by perfect rectilinear lines.

Surrounded by tinted floor-to-ceiling windows, the living room is the main area for all three generations to congregate. The clean space combines the seating area, dining area and dry kitchen, all tiled with pure grey marble flooring. A quartz countertop faces the sitting area, with convenient built-in appliances against wooden laminated cabinetry. A teak veneer cupboard frames an entertainment system and





other paraphernalia, keeping the lift, wet kitchen, helper's quarters and ascending stairs from view.

the master bedroom and grandparents' room. A shared but divided teak deck provides space for a rattan day bed or hammock.

Up on the second level, planter boxes and draping vegetation demarcates the level, softening the exterior façade and elevating the garden-like feel. A plywood spray-painted veneer wall leads to the family room – another communal space that functions as a secondary living room. A similar design language continues on the third level which contains

A common challenge in Singapore is the proximity of neighbours, which led to the facade sporting distinctive aluminium screens throughout the second and third levels, adding privacy to the interiors. Additionally, an astute use of plants screens the surrounding properties.



Architecture

11CK-House

Located on a street with a rich past, this home that looks similar to its neighbours in a row of heritage houses gives no hint of the delights within.

A trawl through the Internet reveals that many of Singapore's hidden gems such as pre-war shophouses and Peranakan architecture are tucked away in the East Coast. In that respect, 11CK-House belongs firmly to this historic district. The house is a restoration project befitting the area's rich architectural heritage.

The clients were particularly enamoured with the shophouse typology due to its multiple levels and highly adaptive spaces, which is perfect for having a home office as well. Viewing this home from the outside can be deceiving as it appears modest in size, but step inside and one will be awe-struck at how the

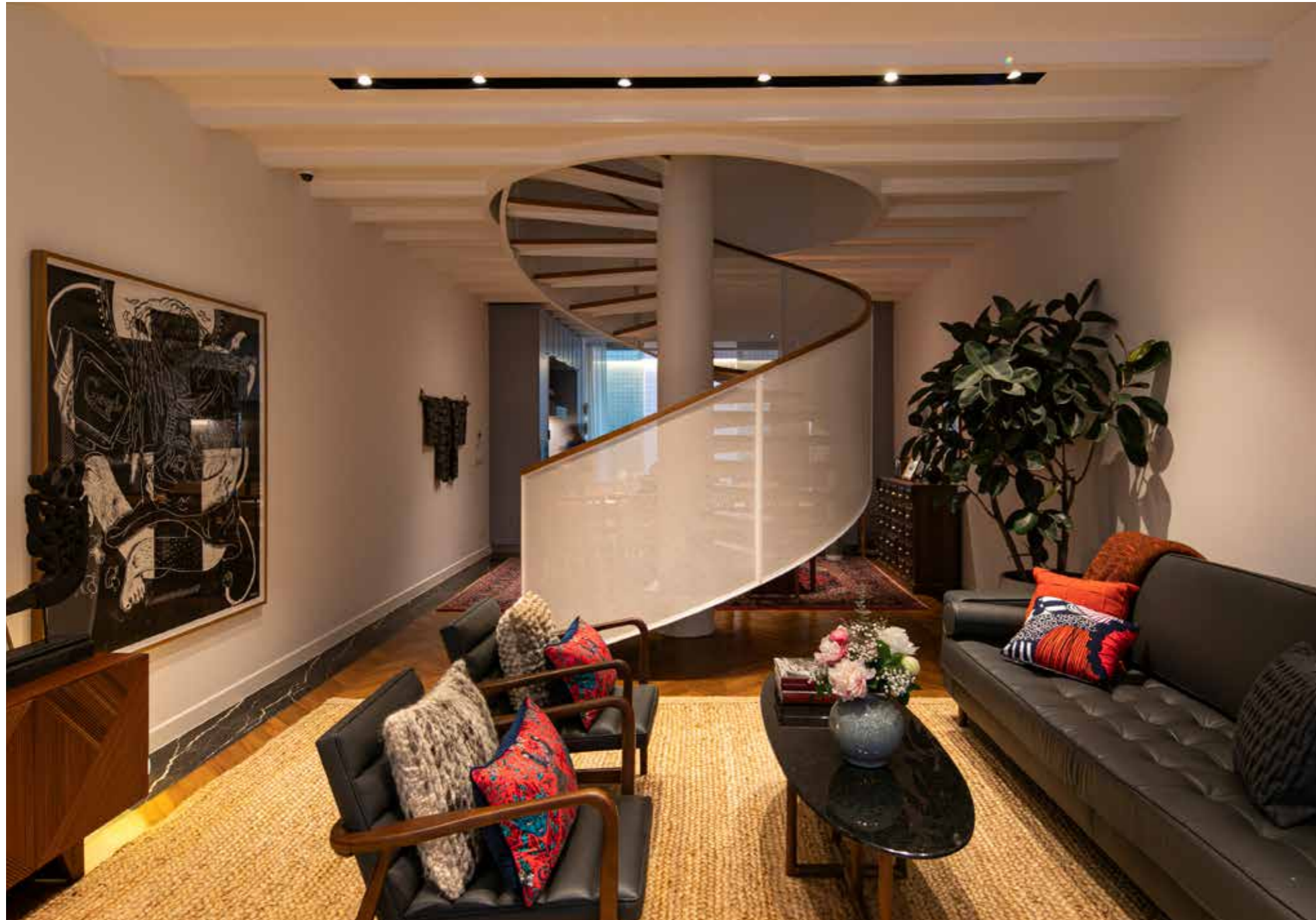


architecture team have applied ingenuity and creativity to make the unit feel spacious.

The designers had to work within the specifications set by Singapore's Urban Redevelopment Authority mandating they maintain the property's rafters, vents, and other key architectural features, making it a challenge for the team

to bring light and airflow into the interior. The solution was to create a dramatic spiral staircase that connects all three levels, with mesh sheets in lieu of railings.

A round skylight was installed at the top of the staircase to allow natural light to filter in while a second one was installed into a flat roof, bringing illumination into the family room.





For the junior master bedroom, natural light was introduced via small windows along the perimeter of a jacked roof section.

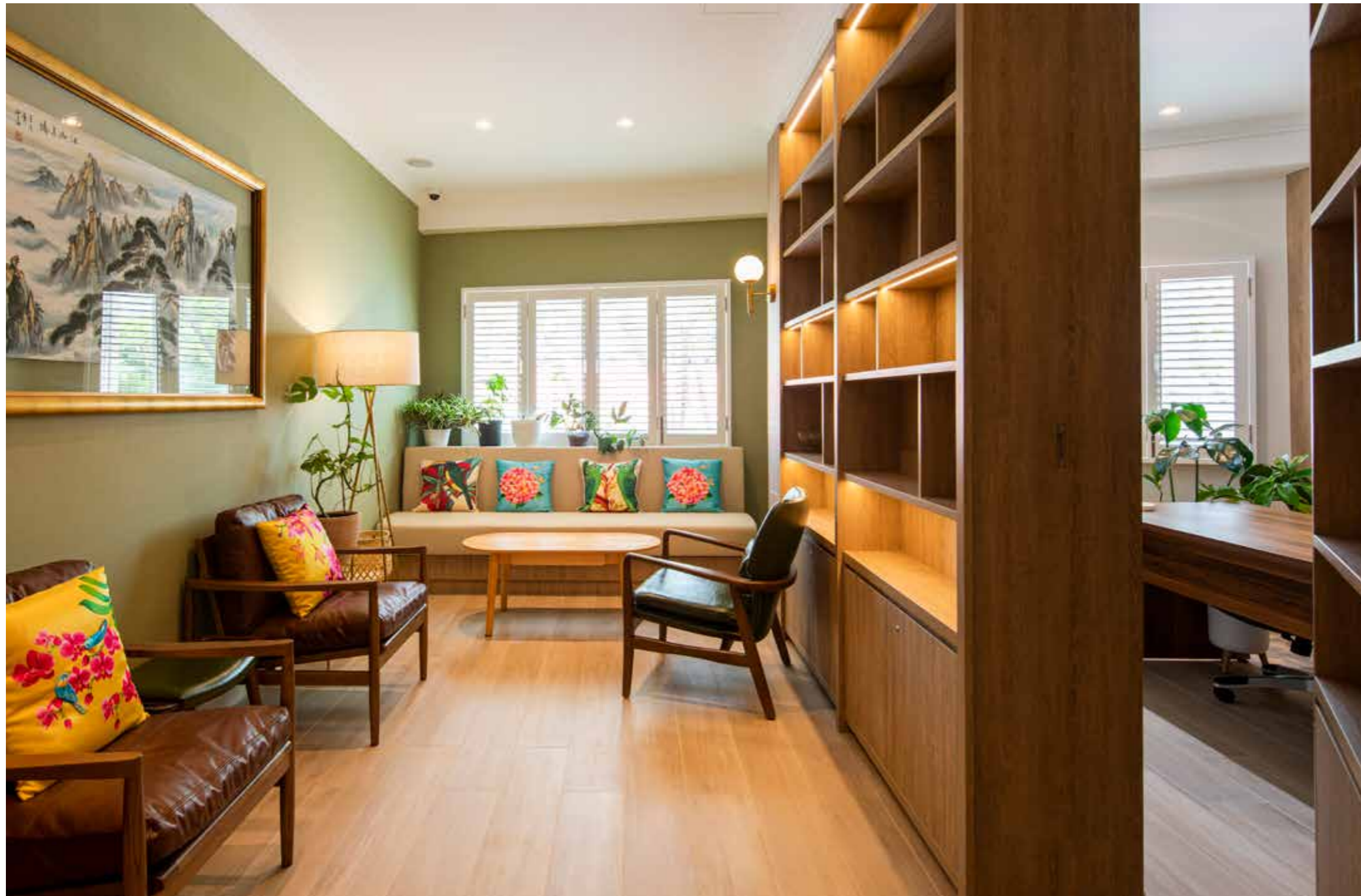
The second challenge presented itself in the linking of the main building with a back extension which the designers solved by introducing a 45-degree bend

in the roof, shoe-horning a doorway under the eaves that leads out to an open terrace facing a study and the helper's room. The kitchen was designed to be the heart of the home, boasting periwinkle blue cabinets that harmonises perfectly with the shades of a plunge pool just outside, creating a pleasing indoor-outdoor visual connection.



Interior Design

Soho Colonial



Designed to be functional and fitting for contemporary living, this shophouse is minimalist, chic, and pays homage to heritage.

Shophouses, with their ornate detailing and multicultural influences are a nod to Singapore's architectural and built heritage. They add a colourful contrast to the cityscape, and they need to be preserved. A prime example would be SoHo Colonial, located at Balestier Road.

Measuring approximately 2,000 sqft., SoHo Colonial has been transformed into

an oasis of serenity. Perfect for individuals looking to escape the frenzy of city life, the bright, airy, and biophilic space oozes colonial charm while celebrating modernity. Throughout the space, there is plenty of greenery which does wonders to evoke a sense of Zen while also making the unit serene and homely.

Initially designed as an office space, the shophouse unit is versatile and adaptable, perfect

for hosting small parties, family get-togethers, and intimate launch events. Clever designing allows the unit to house a recess where the owner can retreat, the perfect refuge from any events taking place in the main space.

The unit was designed according to the owner's specifications and reflects their interest in bio geometry. Bio geometry is the design language of using shapes to bring harmony and balance into the environment. As one enters the unit, an attribute that immediately captures the eye is the retro-colonial concept which is applied with specific colours and furnishings.

The olive-green walls in the hall juxtapose beautifully with the timber flooring and furniture while the kitchen with its mostly white walls is complemented by furniture and fittings in hues of green.

Able to accommodate up to 15 people comfortably, SoHo Colonial is perfect for hosting intimate gatherings. Just as the Balestier area has retained its unique vibe, this SoHo unit retains all its colonial charm and allows one to experience the best of old and new.



Interior Design

30JLP-House

Guided by a pared-back design philosophy, this home is designed with the aim of curating a tranquil, timeless space that exudes understated elegance.



This modern home presents a contemporary, practical, yet elegant design for a family of four. White concrete, wooden cladding and dark gates temper the exterior; with verdure that provides both contrast and privacy for its residents. Clean lines delineate the lawn, leading the eye towards the interiors.

The warmth continues through the interiors, with a refined selection of stained dark walnut and subtle illumination. The dining area includes a premium quartz dining table and faces a pleasant view of a koi pond and stepping slates. Adjacent to it is a clean, well-equipped dry chef's kitchen, and a hidden but dramatic





whiskey room for socialising with a select coterie after dinner. Tucked away from view is a wet kitchen at the rear, with a cosy powder room for guests.

A simple staircase leads to the second floor, which was remodelled from the previous layout; all bedrooms were brought down from the attic. The children's rooms with en-suite bathrooms were customised to their requests.

A guest room caters for the occasional visiting relative, while the rest of the floor is dedicated to the master suite. The master bedroom houses a massive walk-in wardrobe, built-in from floor to ceiling, satisfying the owners' taste for apparel. A dressing table and TV console faces the bed. The master bathroom features a full-length mirror, a freestanding bathtub and steamer cubicle with retractable screens, akin to a premium hotel experience.





The top floor comprises a spacious family area and a balcony perfect for holding family barbeques and stargazing. Notably, this bonds the family as all the social activities are arrayed on the same level. The double-height ceiling is lined with timber, continuing the sense of warmth, while the glass panels can retract for better spatial flow.

There is a full-scale music room, a well-equipped gym, and a timber-themed washroom with an outdoor shower.

The home's utility systems are discreetly concealed and unobtrusive, with various green features and energy-saving lighting systems to increase efficiency.



Interior Design

33SMD-House

To enhance the sense of elegance in this home, the design team used ingenious ways to bring in light while also granting its occupants a panoramic view.



Designing and building a home for a family is a tall order because it must provide a foundation for comfortable and fulfilling living, ensure safety and security, and allow for personal expression and customisation. It is an investment in one's well-being, lifestyle, and future. Therefore, when ONG&ONG were tasked with designing this home located in a leafy enclave, they made sure that it reflected the owner's personality and lifestyle.

This five-level home spanning 5,000 sqft. is replete with a basement and roof garden, and it is one of just 10 townhouses and 33 apartments in an exquisitely landscaped gated

development. The house came with ample built-in wardrobes, quality bathroom fittings and pristine marble flooring, meaning that relatively few changes were needed to make it move-in ready for its new residents, a power couple and their young daughter.

Adhering to the owners' Feng Shui preferences, a general colour palette of cool greys and warm browns reflects a balance of yin and yang elements.

A quartz panel sporting a similar grey veining to the existing marble floor was installed in the living room to create a focal point for the TV. In the dining room, the blond timber wall was

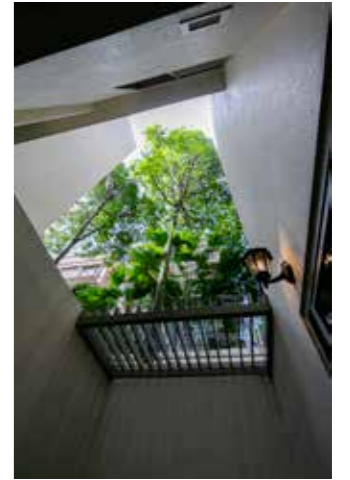
covered by subtly textured grey wallpaper and framed artwork. All furnishings are minimalist and contemporary, allowing the spaces to stand out.

Mini courtyards are found across most levels of the home, and these feature tropical perennials with lush foliage and water features. With their full height sliding glass panes open, gentle breezes and sunlight permeate the interiors, right down to the basement.

Despite its city-centre location, the house feels ensconced in greenery. On the second level,

the master bedroom is a haven of blue and grey tones, evoking an appropriately restful ambience, with a whimsical, English-inspired wallpaper print providing visual interest on the wall above the bedhead.

At the very top of the house is a roof garden, along with an outdoor gym area. Complemented by a couple of outdoor settees, the deck makes an ideal lounging space for the family on cooler days and evenings.



Interior Design

Social Club Residence

Mirroring the personalities of its occupants with clever design, this dwelling is elegance personified.



The Social Club Residence, built on a parcel of land measuring 1,670 sqm in a tranquil suburb along Nawamin Road in Bangkok, Thailand, channels an image of modern luxury by virtue of its elegant exterior and resplendent fittings. An ambience of chic opulence is palpable the moment one steps through the entrance into the inviting foyer, laid with handcrafted ceramic tiles for an exquisite flooring finish.

A sense of coziness settles in amongst guests as they are entertained in the grand living room. This space is made chirpier and brighter with sunlight

streaming through the wide windows lining the walls, which also affords one a view of the landscaped courtyard.

Explore beyond the grand living room and nestled within the three-storey abode are designated spaces – including a home theatre – to accommodate the household's daily activities, from work and play to rest and for recreation. The rooms on each floor are divided according to function and tastefully decorated, striking a wholesome balance between practicality and artistry without compromising on privacy.







A spacious walk-in closet is a prominent feature of the residence, occupying nearly half the space on the second floor. It is elaborately furnished in the vein of a dressing room belonging on a studio set – a nod to the homeowner’s vocation as a local celebrity and television personality. On the third floor, a bedroom has been transformed into a working space. The design of the study is inspired by a scene from the homeowner’s favourite

movie, *The Godfather*, radiating a distinct film noir vibe that is equal parts vintage and classy.

Overall, the Social Club Residence is envisioned as a cosy, idyllic sanctuary for its inhabitants, with a harmonious amalgamation of domestic spaces enhanced by the careful selection of a congruous colour palette comprising varying shades of gold, grey, beige, and white.

Interior Design
PT-House

Ingeniously juxtaposing soft and dark colours throughout, this home embodies the concepts of harmony and balance beautifully.





PT-House is a luxurious abode within a low-density development located in the prime Sukhumvit area of Bangkok, Thailand. The villa is split into five levels, with a layout that offers ample space for both family interaction and seclusion alike.

Making use of this multi-level layout, the design evolves as residents move from the basement level to the master bedroom on the third floor. The basement is defined by

stone and concrete finishes with special Turkish or Iznik tiles used in the kitchen to offer a clear demarcation of space. The back-of-house area can also be used as a recreational space for family activities or exercise.

Ascending to the first floor, the designers created a massive open area, combining the living and dining rooms into a single space facing the patio. A mix of marble and warm wood flooring was used as a subtle separator of





space demarcating the living and dining functions. On the opposite end, a Japanese-style bar and working room serve as a private sanctuary.

The second floor houses three bedrooms and a guestroom, each luxuriously designed in different pastel colours to mirror

the personality of the respective occupant. Finally, the third floor is dedicated entirely to the master bedroom, which boasts 'his and hers' separate bathrooms along with two walk-in closets that have ample cabinetry and shelving for clothing and accessories.





Gated Estates

Architecture

Grandezza

Evoking sophistication and refinement whilst maintaining functionality, Eco Sanctuary Grandezza is characterised by contemporary design aesthetics and touches of luxury.





Nestled within the Eco Sanctuary township, Grandezza is designed to be a low-density residential park, comprising of 100 units of bungalows and 160 units of semi-detached houses in a 68-acre site. Celebrating different lifestyles within a community via the unit typologies results in a township that is a perfect blend of distinct elements.

The planning and designing of Eco Sanctuary's Grandezza revolved around luxury resort living, where the narrative and

design extol a tale of grandeur. Upon entry, residents are greeted by a feature roundabout with a fountain, followed by a feature pavilion sited on the estate's central axis. Landscaped green turfing abounds across the development in the form of lawns and gardens encouraging residents to appreciate lush views and socialise during walks. A green highlight within the development is the picturesque central park, positioned as the nucleus of the community alongside the clubhouse.





Among the facilities within the clubhouse are a 30-metre swimming pool, jacuzzi, a timber viewing deck and an elevated gym, providing an avenue for recreation and community events.

screen for the deep-set balconies. Each house is split into two main zones with the public areas at the front and the private areas towards the rear.

Across their housing typologies, the common denominator of the design language is the orthogonal expression and contemporary style of tropical architecture. Conspicuous vertical blinds made of composite wood on the outer façade of the houses act both as a shield from the sun and privacy

In sympathy with the local climate, the homes in Grandezza are designed to promote cross-ventilation and circulation. Each house is aligned to the north-south axis to avoid the heating effects brought on by the direct morning and evening sun. This greatly reduces the dependency on air conditioning in the home.



Architecture

Dremien Collection

A modern sanctuary for holistic living with a touch of sophistication, homes at the Dremien are thoughtfully conceptualised.



A unique enclave sited within an upmarket neighbourhood and set against the backdrop of lush greenery; Eco Ardence has fast become one of the most sought-after addresses in Klang Valley.

Beyond the grand entrance to the gated, mixed-development enclave lies The Dremien

Collection, a cluster of bungalows, semi-detached and linked houses located in the mature township of Shah Alam in the Klang Valley's western corridor. Dremien is the second residential phase in the township of Eco Ardence, a 533-acre eco-township positioned as the re-imagination of Shah Alam.



Dremien homes sport a bold, minimalistic design with more spacious layouts suitable for larger families. The overall planning and design of the Dremien Collection emphasises the fostering of a new community with an abundance of greenery, exclusivity, and privacy. The double-storey dwellings are spread across a sprawling 41-acre parcel of land, linked by landscaped garden lanes that furnish the development with pleasant pockets of greenery.

A clubhouse sits at the core of the community, providing a shared venue for socialising and recreation. Boasting an impressive array of first-class amenities and attractive views, residents can enjoy both privacy and togetherness. From simple designs in the archways, to the exquisite furnishing of interior spaces, the art of minimalism is translated into luxury.

Privacy, comfort, and security are among the perks enjoyed by residents.

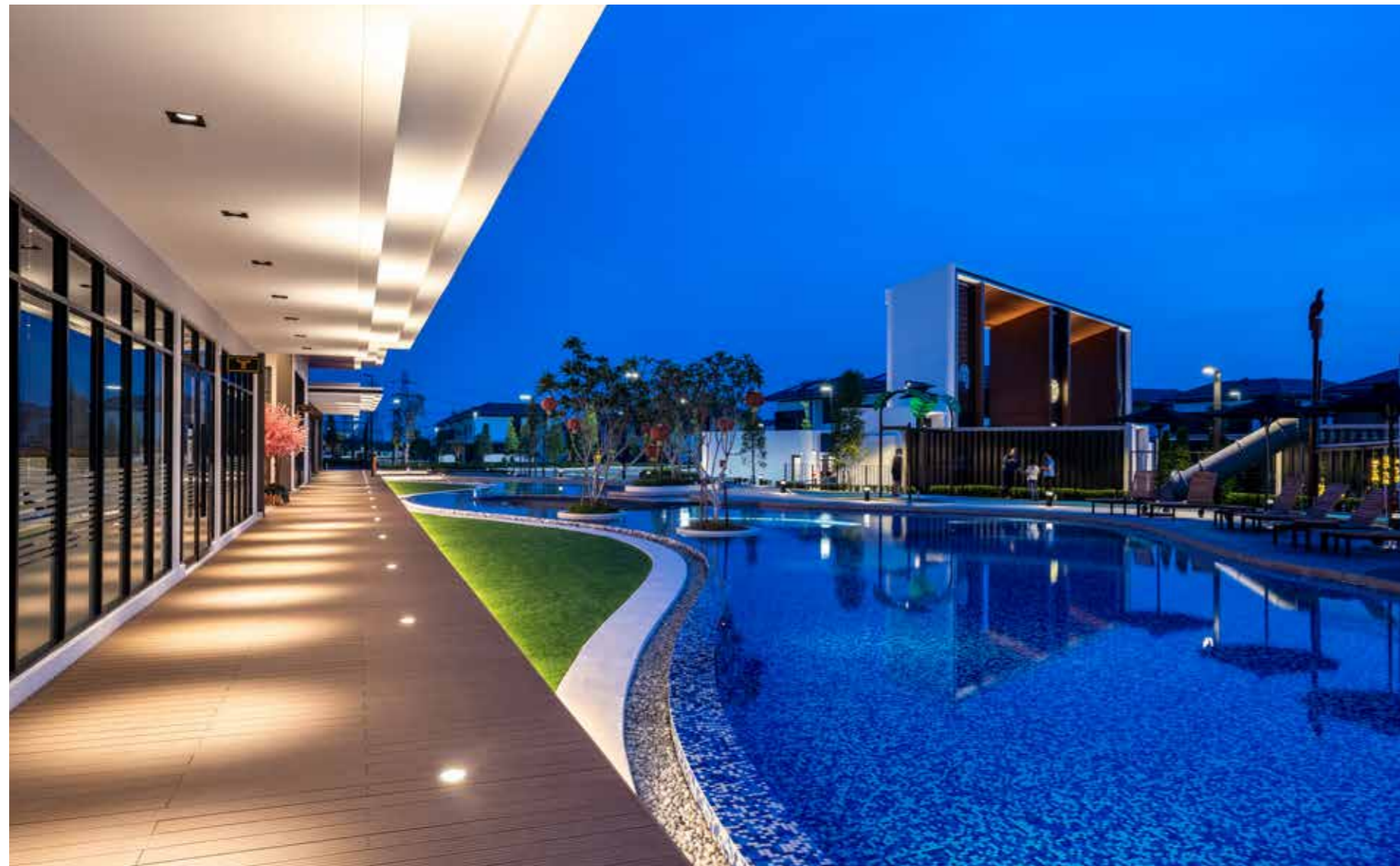


Strategically configured for a conducive living environment, the expansive homes with bright, airy interiors and louvred windows offer ample room for families, complete with manicured lawns and a private car porch for each unit.

The open plan concept for the living, dining and kitchen is ideal for hosting gatherings where everyone can transit seamlessly between the spaces. The meticulously crafted design scheme strikes a balance between simplicity and elegance,

while minimalist, earthy tones and timber finishes recall hints of nature. A modern sanctuary for holistic living with a touch of sophistication, the Dremien homes are thoughtfully conceptualised to suit contemporary lifestyle needs.

The Dremien Collection for Eco Ardence was awarded a 2021 Good Design Award by The Chicago Athenaeum: Museum of Architecture and Design and The European Centre for Architecture Art Design and Urban Studies.





360 Solution

Swancity

Swancity in Vietnam comprises of Swanpark, the Garden Town and Swanbay, the Marina Villas.





Ideally, a smart city is one that takes into account every detail of the user experience, and Swancity in Vietnam is a prime example. Consisting of Swanpark and Swanbay, no expense has been spared in its development.

With lush greenery at every turn and ample road accessibility and pathways that are all connected by bridges across a river, Swanpark spans 947.7 hectares. Located strategically in East Saigon, it is only 30 minutes away from the centre of Ho Chi

Minh City and near the Long Thanh International Airport and highways. The master plan, with a wide variety of home designs, appeals to the urban sophisticate. Other amenities include a hospital-grade healthcare service, international-standard schools, a financial street, restaurants, hotels and other utility complexes matching global standards.

Meanwhile, Swanbay located in Dai Phuoc island is a new urban city that promises resort lifestyle living.

Swanbay is built on the only island remaining in Ho Chi Minh City and boasts townhouses and villas that are inspired by the French style of architecture.

Offering residents riverside living in a fresh and peaceful environment with easy access to commercial hubs and inter-regional transportation links, it is a convergence of natural

beauty full of charm and the dynamism of modern urbanity. The open architecture design and layout with private garden offers residents stunning views of the surrounding landscapes.

Swancity in Ho Chi Minh epitomises exclusivity and grandeur and it is only made possible through a well-thought-out master plan.



Architecture & Landscape

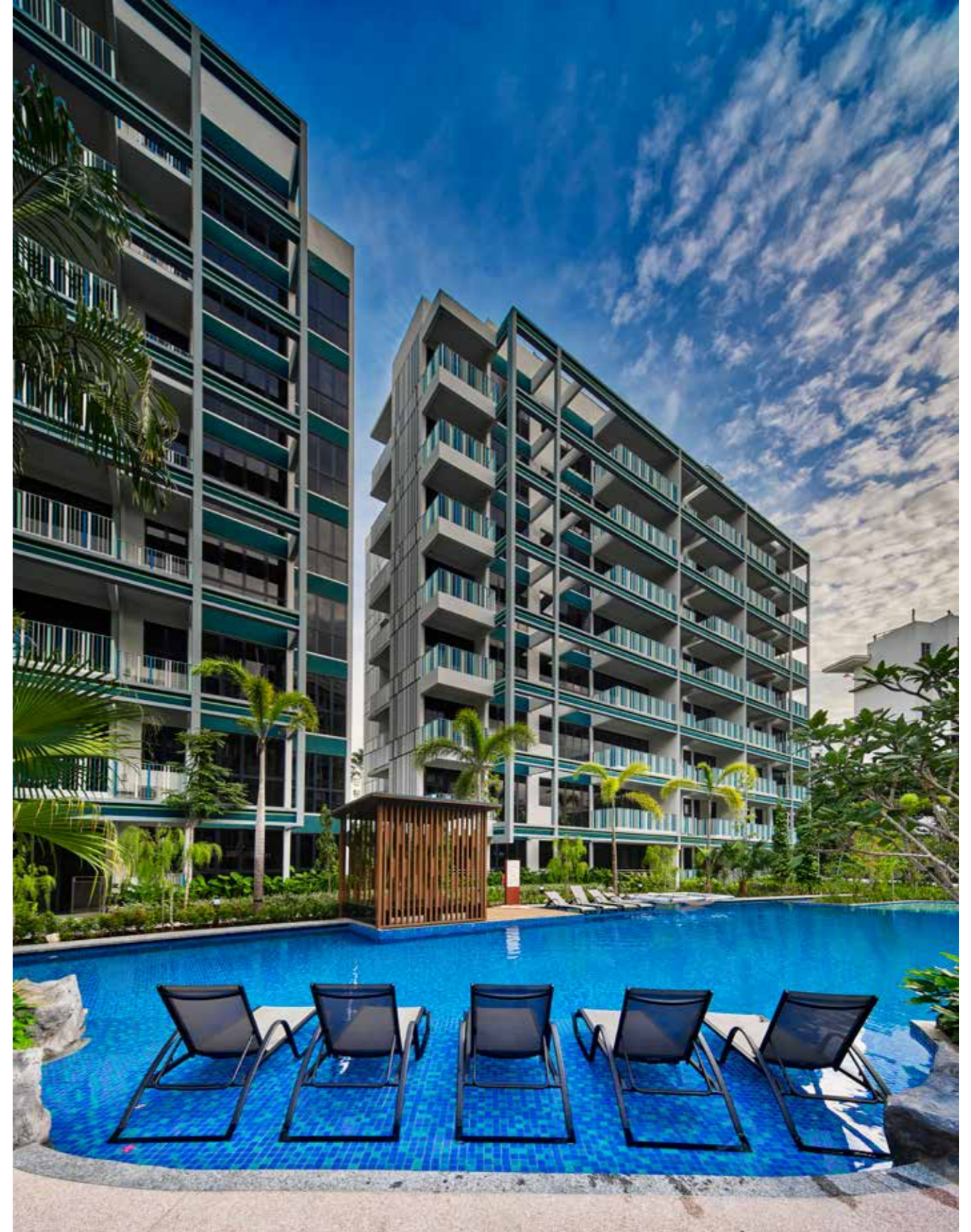
The Jovell

Featuring landscaped gardens, lush lawns, and tranquil water features, The Jovell is a gem within the city.



Drawing inspiration from the florets of the jovellana flower, The Jovell – a 99-year leasehold development located along Flora Road – comprises nine 8-storey blocks with a total of 428 luxury apartments with hidden pockets of surprises and excitement. ONG&ONG Group were engaged for their architecture and landscape prowess to design this development, which is based on a resort concept.

Boasting a contemporary and elegant design, The Jovell is a harmonious blend of nature and modern living. The architectural concept focuses on creating a resort-like atmosphere, providing residents with a serene oasis amidst the bustling city. The exterior design incorporates clean lines, neutral color palettes, and extensive use of glass elements, allowing ample natural light to flood the





living spaces and providing a seamless integration with the surrounding landscape.

The irregular piece of land that The Jovell sits on actually adds character to the entire development. The site unfolds like an island resort with an extraordinary waterscape and lush tropical gardens. From a distance, the 200-metre waterscape that meanders through the entire development catches the eye. Another unique feature of this waterscape is the beach-style swimming bay. Gently sloping and with textures mimicking a sandy feel underfoot, this area will be a hit amongst beach lovers.

The form and function of the communal spaces of this development are designed for indulging. There are pockets of cosy spaces allowing one to enjoy

a quiet inspiring retreat with their favorite book or for meditative purposes. These areas are further enriched by the calming sounds of a charming waterfall. The unit layouts at The Jovell are modern, appealing and functional. The living spaces of each residence are spacious and can be customised to each owner's preferences. Thoughtfully curated, every unit is an embodiment of luxury, where sophisticated features and clever details are seamlessly weaved into the layout and design. In all, the apartments are spacious, creative and bright.

The Jovell in Singapore showcases a well-conceived design and architecture that seamlessly integrates nature and modernity, making it the choice for those seeking a refined and comfortable residential experience.



Architecture

Bukit 828

Located at the upscale enclave of Bukit Panjang and Bukit Timah, Bukit 828 makes a chic statement of a home away from the hustle and bustle of the city.



Bukit 828 is a residential development located in the Upper Bukit Timah region of Singapore featuring a contemporary and elegant design that blends seamlessly with the surrounding landscape. The development consists of a single tower with clean lines and a bold yet understated aesthetic. The use of glass and steel elements in the exterior design creates a sense of sophistication and modernity.

Consisting of 34 units that are spread across 6 floors, each unit features a spacious and functional layout that maximises natural light and ventilation. The building's architecture is characterised by a minimalist aesthetic that features clean lines and a monochromatic colour scheme.

Among the distinctive features of Bukit 828 is its use of sustainable and eco-friendly design elements. The building is equipped with a rainwater harvesting system that allows the building to collect and

reuse rainwater for irrigation and other purposes. The building also features a green roof, which reduces the heat island effect and improves air quality.

In terms of amenities, Bukit 828 features a range of facilities designed to promote an active and healthy lifestyle. These include a swimming pool, gym, and outdoor fitness area. The building also features a rooftop terrace with stunning views of the surrounding area, as well as a BBQ area and a communal garden where residents can relax and socialise.

Overall, Bukit 828 is a thoughtfully designed residential development that prioritizes sustainability, functionality, and quality of life. Its contemporary architecture and eco-friendly design elements make it a standout development in the Upper Bukit Timah region, and a desirable place to call home for those who value style, comfort, and sustainability.



Interior Design

Burswood Peninsular

Designed to flow seamlessly from one room to the next, these homes epitomise comfort and functionality.

Winding its way through the City of Perth is the Swan River. Unmistakable in its beauty, the river creates a stunning contrast to the City's skyline. Sited in this picturesque setting is the Burswood Peninsular, a development that was designed to celebrate and embrace one of Perth's most important natural resources, the Swan River and its surroundings, as well as to give its residents access to neighbouring entertainment venues.

ONG&ONG was contracted as consultants to conceptualise a layout for the homes within Wandoorlin Point. Set against the river and encompassing greenery, the layout was predicated upon a modern interpretation of a Balinese villa. Designed to evoke a vacation experience, the homes combine Asian tropical architecture with modern technology, resulting in a heavenly oasis.





Most of the homes are positioned to maximise the views of the river and greenery. The layout enables occupants to experience both the comforts of the home's interiors and the tranquility of the tropical outdoors, which translates to plenty of outdoor seating areas and even a side garden, bringing natural elements into the home compound.

Plenty of large windows bathe the interiors in an abundance of natural light, keeping the living areas airy and bright.

The designers also allow for the home to be closed off when air conditioning is needed. The large windows will nonetheless offer great views, a concept borrowed from luxury homes in tropical climates.

The homes of Burswood Peninsular were designed with a clear demarcation of spaces. This includes features such as a wet and dry kitchen, a separate laundry area with an outdoor yard, and a standalone storeroom that can be converted into living quarters for helpers if needed.





Kalaw 2

Forming a harmonious language with the natural environment around it, this home nestles confidently on cascading terrain while offering its residents a majestic view.



Leaning towards nature – a growing trend in Vietnam – promotes the strengths of traditional architecture and lush landscapes. Conceptualised as an open, serene recreational space amidst the undulating expanse of Kalaw, Myanmar, the centrepiece of this project is a cluster of villas perched atop hilly terrain, nestled within a tea plantation and landscaped greenery.

With the desire to preserve the surrounding landscape, the project is designed to accommodate its surroundings. The terraced contours of the site allow for the villas to be positioned at different altitudes along the slope, while offering

unobstructed views of the surrounding mountain range. To enable easy accessibility, ridged walking trails and pathways wind through the hills in harmony with the natural topography of the site.

Designed with the humid and tropical climate in mind, the villas feature glass facades that allow sunlight to stream through the interiors, keeping these homes remain bright and airy. In short, there is harmony between form, function and living space, ensuring ventilation and natural lighting. In line with the biophilic theme, curated species of flora have been introduced to complement the exterior of the villas.





Another key component of this project is a hill station with various leisure amenities, flanked by foliage and immersed in nature for an invigorating “forest sojourn” experience. Visitors seeking a vantage point from which to savour the scenery may ascend to the lookout point or lounge on the open-air deck and pavilion. They can savour a dip in the cascading lounge pool or reflection pool for a rejuvenating moment or dine amongst the trees on the boardwalk. The hill station’s rooftop spaces are also

fully utilised as a children’s play area, connected by elevated link bridges.

In essence, the landscape design blends in seamlessly with the environment, optimising the space on an uneven site. This promoting oneness with the great outdoors via nature-inspired elements such as water features as well as wooden walkways, platforms and steps. These landscape elements were also designed to offer greater privacy to the residents of Kalaw.



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