



**MENARA
JLAND**

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VERITAS Architects Sdn Bhd . Kuala Lumpur

VERITAS Architects Sdn Bhd . Johor Bahru

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MENARA JLAND IS AN ELEGANT AND SCULPTURAL LANDMARK IN JOHOR BAHRU CITY, DESIGNED AS A STRUCTURALLY RATIONAL AND EFFICIENT CORPORATE TOWER THAT PRESENTS THE TWO INTEGRATED DISCIPLINES OF DESIGN AND ENGINEERING.



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INTRODUCTION

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THE FUTURE OFFICE: 360° WELL-BEING IN THE WORKPLACE

Modern office design is evolving towards revolutionary workspace concepts to meet the changing needs of the new workforce generation - the millennials.

For these young aspiring professionals, the office environment plays a significant role. Many seek out optimal workplaces that promote a state of contentment while offering them the opportunity to thrive and achieve their full potential.

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REVITALIZING TODAY'S WORKPLACE: FEELING GOOD AT WORK TO DRIVE HIGHER BUSINESS PERFORMANCE

The advent of digital technology brings significant changes to today's workspaces - as does the millennial workforce, giving rise to the need for new work environments.

Menara JLand responds to these evolving trends by incorporating a holistic workplace where strategic space planning is employed to address the demands of modern organisation and its evolving workforce.

Featuring an ecosystem of interrelated zones and settings, the tower's spatial configuration supports focused work, collaboration, socialising and learning with the aim to empower employees and help them feel more engaged and energized at work.

MENARA JLAND

Location : Johor Bahru, Johor
Completion : 2017

VERITAS Design Group





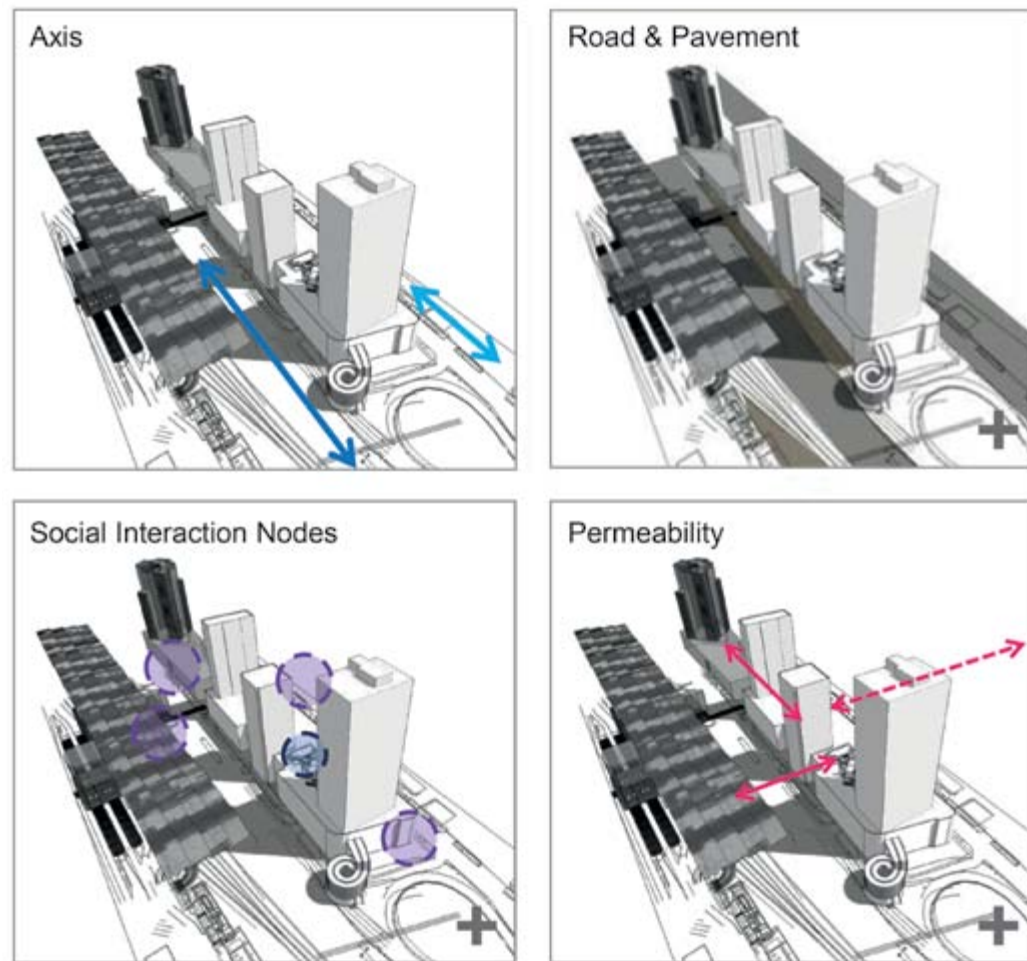
DESIGN APPROACH

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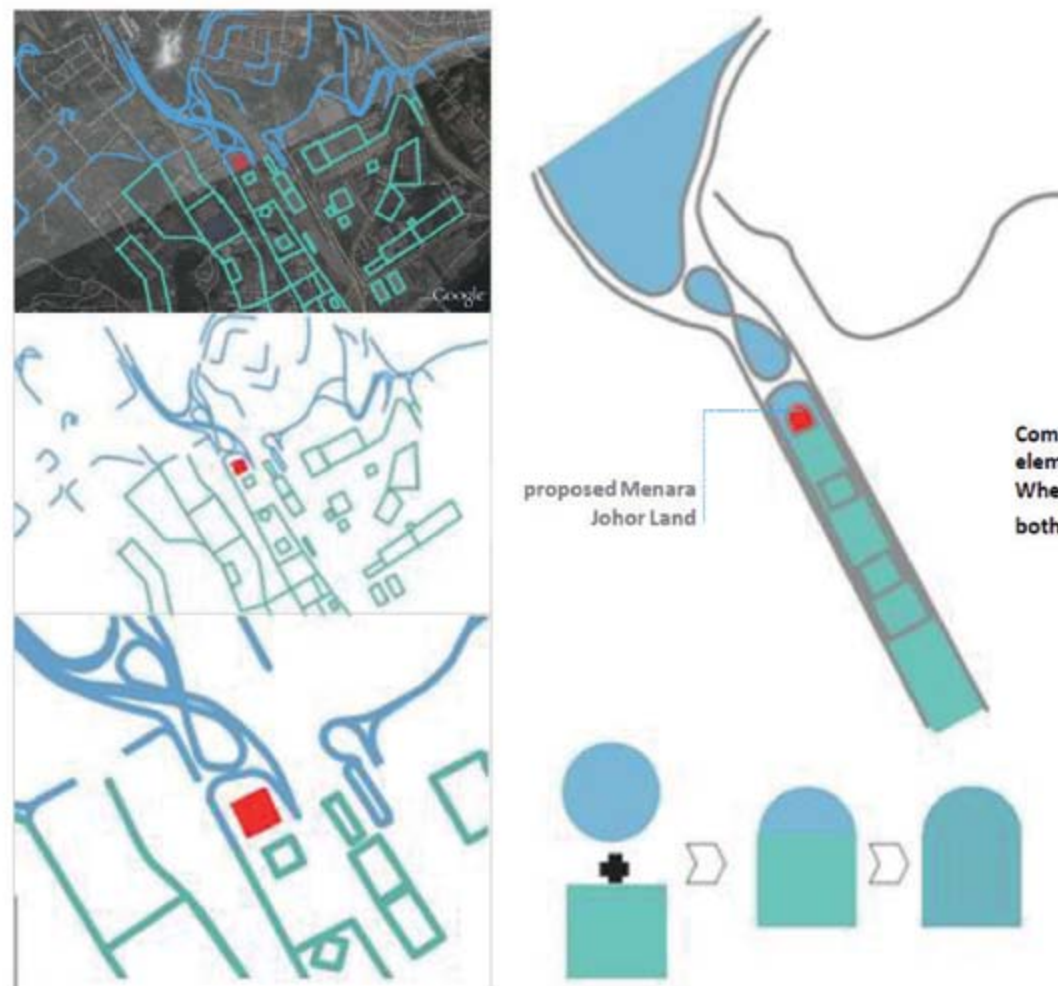
ARCHITECTURE IS FUNCTIONAL ART WITH FOUNDATIONS IN DESIGN, TECHNOLOGY AND CULTURE. AS A KEY INTERFACE FOR HUMAN EXPERIENCE, BUILDINGS SHOULD BE DESIGNED TO ENHANCE OUR BUILT ENVIRONMENT AND ELEVATE THE QUALITY OF LIFE.

Site analysis is an essential part of the architectural process. During the initial stage, it presents architects and designers with important information of the site so that they can establish design possibilities, identify the challenges to resolve and bring forth other elements that they can leverage and build on.

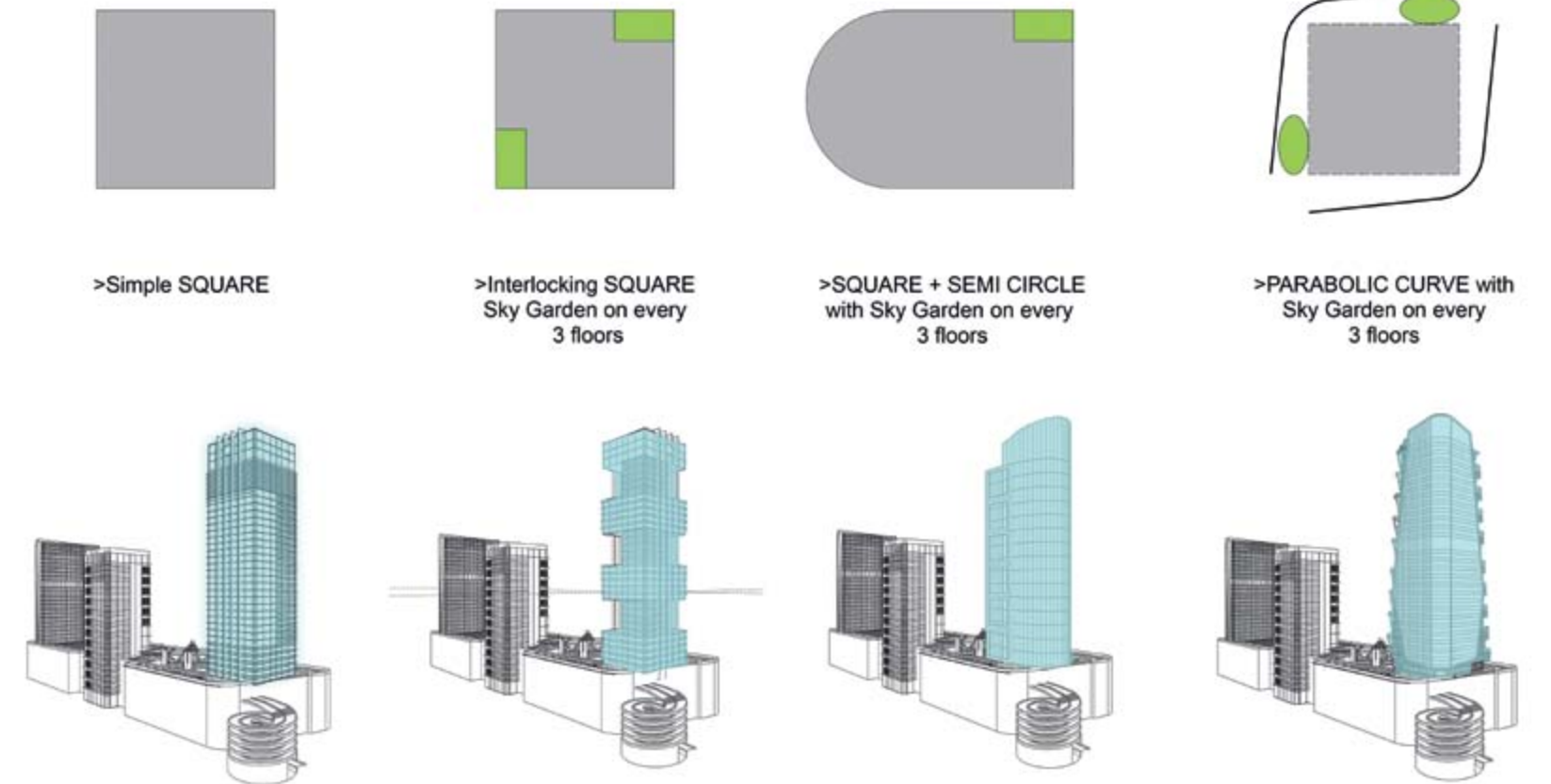
Analysis of the building's immediate context aside, there are many other factors to take into consideration to ensure the best design outcome. These include the cultural aspects of the site's surrounding as well as the collective perception of the original state of the building.



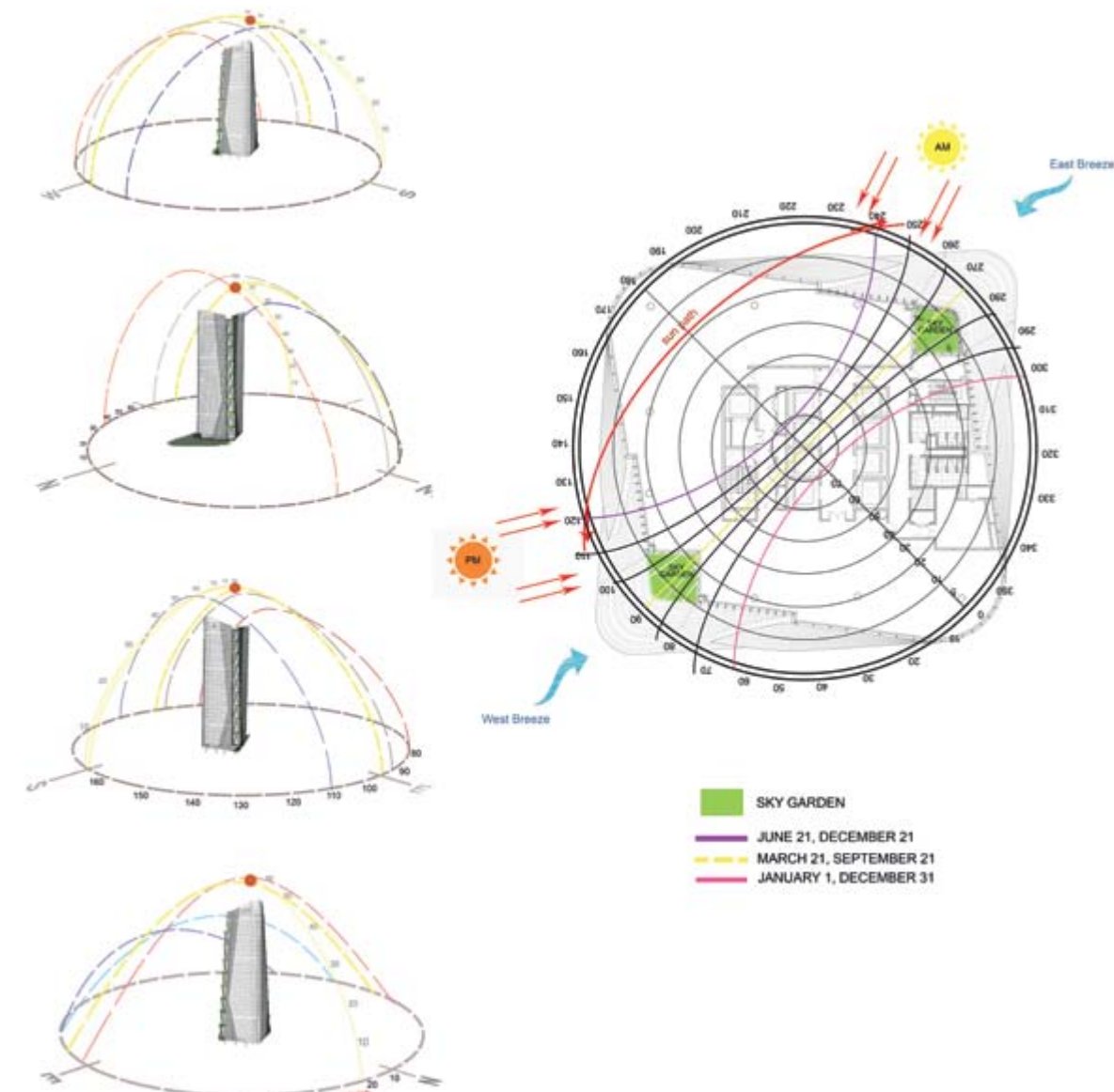
MASSING STUDIES



CONCEPTUAL DIAGRAMS



FORM CONFIGURATIONS



SUN PATH DIAGRAMS

DESIGN OVERVIEW

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At 37 storeys high, Menara JLand is an outstanding addition to the skyline of Johor Bahru City. Located in the Johor Bahru Central Business District, this premier Grade 'A' corporate tower sits atop the well-known Johor Bahru City Centre or JBCC.

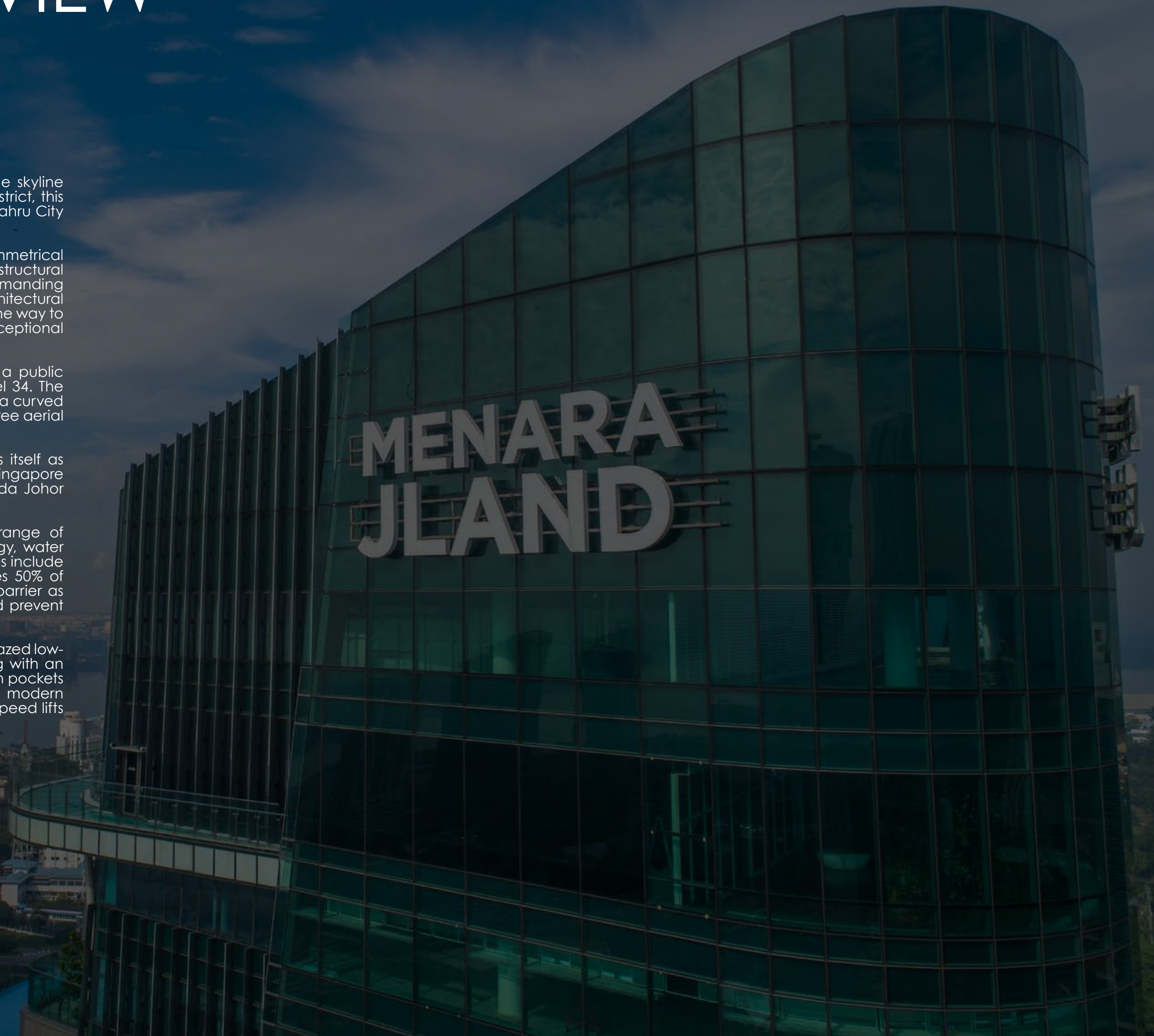
Designed as a modern urban sculpture, Menara JLand features an asymmetrical form with a contemporary facade. The tower's silhouette and structural aesthetics effectively create a centrepiece for Johor Bahru city, commanding attention amidst its commercial surroundings. To reinforce its architectural concept, the facade integrates a series of floorplates that tapers all the way to the top in a contemporary language, which is translated into an exceptional ascending appearance.

The tower's impressive height presents the opportunity to include a public observatory, roof top restaurants, sky garden and sky walk on Level 34. The observation deck incorporates a stunning sky bridge which features a curved cantilevered glass element - a first in Johor Bahru that offers 360-degree aerial views of downtown Johor Bahru and Singapore like never before.

With its geometric appeal and sheer height, the tower establishes itself as a prominent landmark, serving as a gateway into Johor from Singapore while offering privileged access to Johor Bahru City Square, Persada Johor International Convention Centre and UTC Johor.

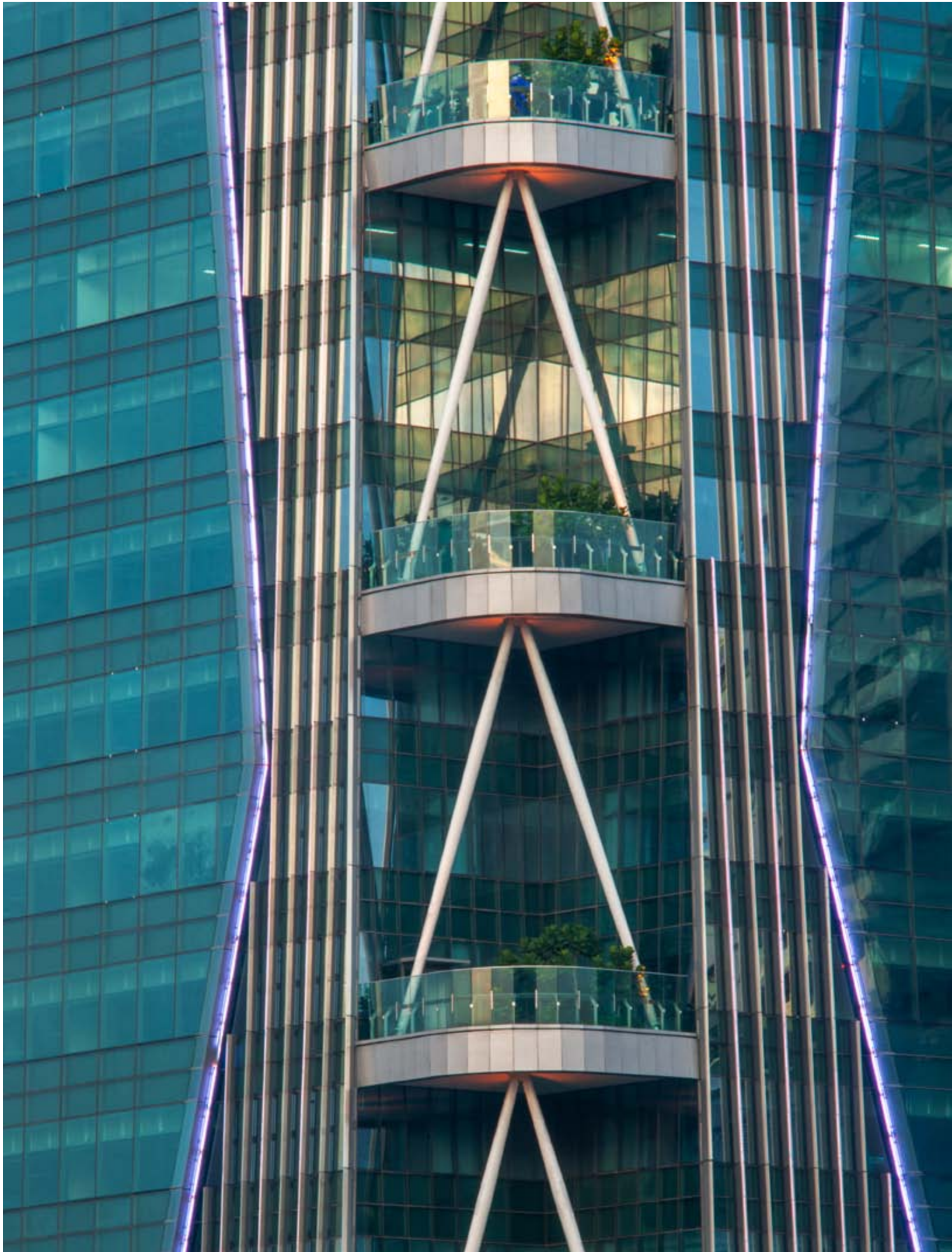
A certified GBI gold-rated building, Menara JLand employs a range of sustainable design features to ensure there is efficient use of energy, water and resources throughout the development. Some of the key features include a cold-warped unitised aluminium curtainwall system that provides 50% of natural lighting to boost energy efficiency and act a water-proof barrier as well as electronic air filters to promote better indoor air quality and prevent adverse pollutants from the streets outside.

The building also incorporates superior low-energy lighting, double glazed low-energy windows and energy-efficient equipment and fittings along with an advanced rainwater harvesting system. To create a network of green pockets in the tower, 18 sky gardens are placed on alternate floors while modern technological systems including a 5-tier security system and 8 high-speed lifts built to MSC certification ensure the building operates efficiently.



BUILDING DESCRIPTION		GRADE A OFFICE BUILDING
Green Accreditation		GBI Gold
Nett Lettable Area		262,592
No. of Floors		37-Storeys. 30-storey office on 7-storey podium (including ground floor and rooftop)
Typical Floor Area		Level 9-23: 9,925 sq ft – 11,764 sq ft per floor plate Level 24-33: 8,106 sq ft – 9,180 sq ft per floor plate
Floor to Suspended Ceiling Height		2.750m/9ft
Floor System		Under-floor trunking
Car Park Allocation		1 Car Park for every 2,000 sq ft occupied
Floor Loading		2.5kN/m2
Toilets per Floor (Typical Floor)		Male: 3 cubicles + 3 urinals; Female: 4 cubicles; 1 disabled toilet
Pantry		1 Common pantry per floor
SCHEDULE OF FINISHES		
Main Lobby Floor		Natural stone
Main lobby Wall		Natural stone
Typical Office Floor		Cement rendered with under floor service trunking
Typical Office Ceiling		Plasterboard with key-lock system [Acoustic rating 47dB] (Brand : Boral)
Typical Office Lift Lobby Floors		Natural stone
Typical Office Lift lobby Wall		Plasterboard acoustic ceiling (Brand : Boral)
Common Corridor Floor		Homogeneous floor tiles
Male and Female Toilet Floor		Porcelain tiles
Male and Female Toilet Ceiling		Moisture resistant plasterboard (Brand : Boral)
VERTICAL TRANSPORTATION		
Passenger Lifts		8 lifts with hybrid destination control system, 20 pax/240mpm @ 4mps
Service/Fire Lifts		1 lift, 20 pax / 180mpm @3mps
TECHNICAL SPECIFICATIONS		
MECHANICAL		
Air-Conditioning		Centralised chilled water system
After Business hours (on demand)		Yes. (Business hours : 8.00am-5.30pm, Sunday to Thursday)
ELECTRICAL		
Incoming Electrical Supply & Loads		Single source, 33kV power supply from the national grid network
Power Loads Per Floor		60 amp (40nos/floor)
Landlord's Emergency Generator		Generator Set – 2nos of 1,200kVa
TELECOMMUNICATION & IT		
Telecommunication		Fiber optic backbone infrastructure
Mainframe Rooms		Independent MDF room provided by landlord
SECURITY		
SECURITY FEATURES		Computerised Visitor Management System (VMS) at the Ground floor Access control with smart card Closed circuit television (CCTV) system 24 hours security guard system
FIRE SYSTEMS		
FIRE PROTECTION SYSTEMS		Addressable fire alarm & monitoring system Automatic sprinkler system Portable fire extinguishers Automatic clean agent system at all M&E rooms
FACILITIES		Surau - Level 13 Observation Deck - Level 34 Cafe - Level 34
ACCESSIBILITY		Connection to Komtar JBCC - G and 6 th floor Covered walkway connecting to JB Sentral via KOMTAR JBCC
GREEN FEATURES		Low energy light fittings Light shelves along perimeter with lighting sensor Low water consumption in sanitary wares High performance double glazed, low E glass Day lighting application
SPECIAL FEATURES		Sky garden - Every 2 levels Glass bottom sky bridge on observation deck





THE FIRST GRADE 'A' GREEN OFFICE TOWER ADDITION
TO JOHOR BAHRU SKYLINE.

EXCEPTIONAL DESIGN - MENARA JLAND IS JOHOR
BAHRU NEW PREMIER ADDRESS, SET TO BECOME AN
INSPIRING ARCHITECTURAL LANDMARK OF A MODERN
AND VIBRANT CITY.



GBI PROVISIONAL CERTIFIED



Sustainable design is about designing responsibly to produce spaces that are appealing, functional and facilitate the well-being of people and the planet. Ideally, design outcomes should offer the best of both worlds: maximising the positive benefits for human comfort while minimising energy use and waste along with protecting Earth.

FUTURE VISIONS

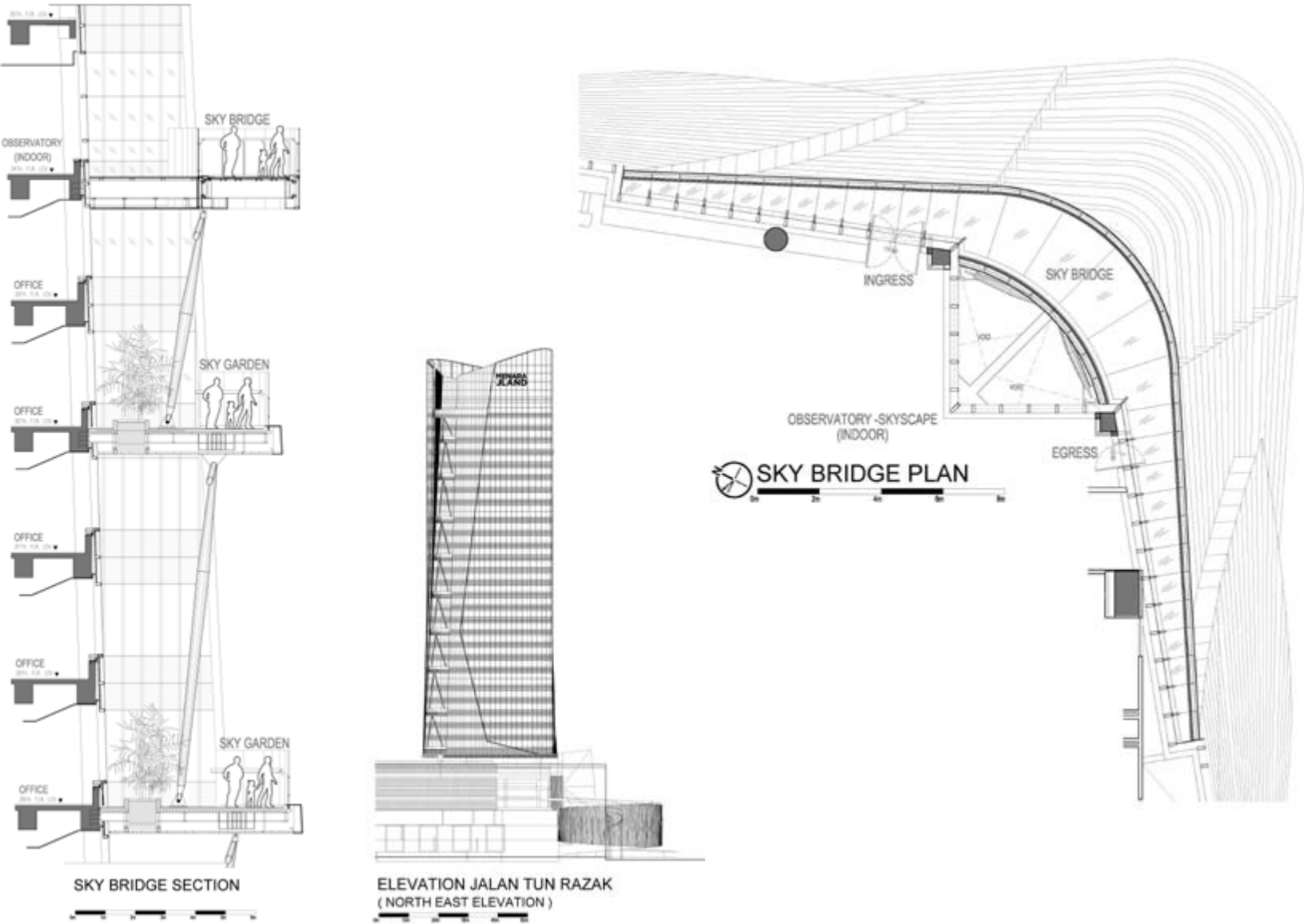
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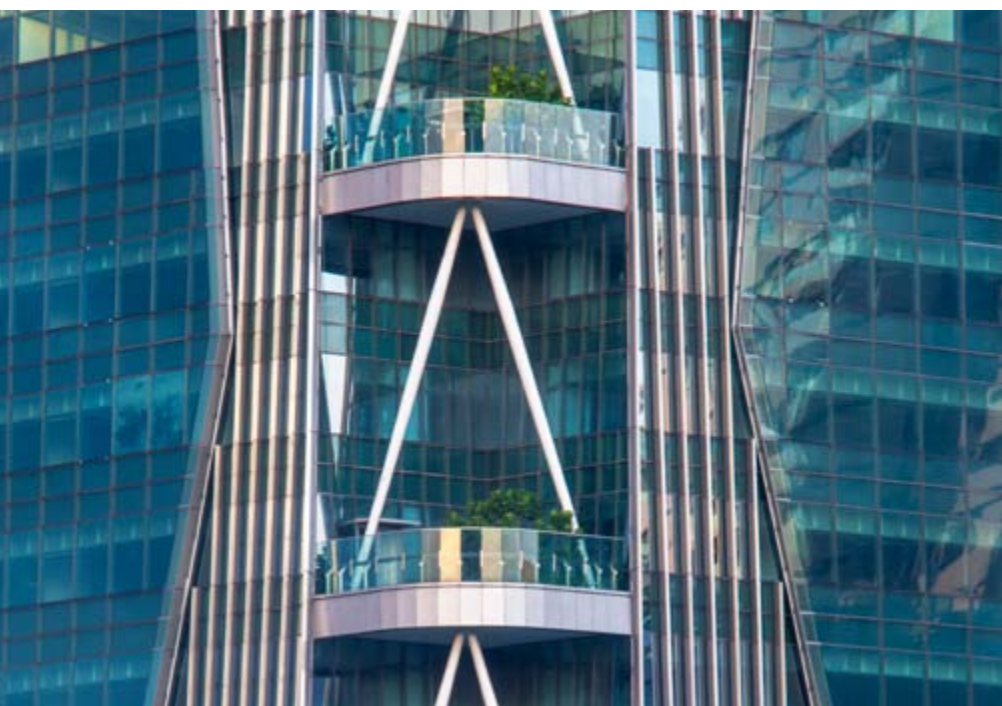
REDEFINING OFFICE ARCHITECTURE

Every building reflects its business organisation where its internal spaces play a significant role in creating a positive experience for clients and tenants.

With the emergence of new workspace requirements, office architecture should meet the growing demands for spaces that are professional yet optimal in terms of comfort and style - all these contribute to an office's credibility that would in turn attract potential tenants and clients.

IT'S IMPORTANT TO DESIGN OFFICE SPACES THAT INSPIRE A SENSE OF ENGAGEMENT AND WELL-BEING. A HAPPY WORKFORCE BOOSTS PRODUCTIVITY AND PUTS THE COMPANY'S CULTURE AND IDENTITY IN A POSITIVE LIGHT.





VERITAS

VERITAS Architects Sdn Bhd Kuala Lumpur

2nd Floor Bangunan Getah Asli
148, Jalan Ampang
50450 Kuala Lumpur, Malaysia
Tel : +603 2162 2300
Fax : +603 2162 2310
email: arch@theveritasdesignngroup.com

VERITAS Architecets Sdn Bhd Penang

2.01 Level 1, Menara Boustead Penang,
39, Jalan Sultan Ahmad Shah,
10050 Penang, Malaysia.
Tel : +604 227 8977
Fax : +604 227 4977
email: archpg@theveritasdesignngroup.com

VERITAS Architects Sdn Bhd Johor Bahru

No 16 Jalan Padi Emas 6/2
Bandar Baru Uda
81200 Johor Bahru, Malaysia
Tel : +607 238 8850
Fax : +607 238 8950
email: archjb@theveritasdesignngroup.com

VERITAS Interiors Sdn Bhd

1st Floor Bangunan Getah Asli,
148 Jalan Ampang
50450 Kuala Lumpur, Malaysia
Tel : +603 2163 6096
Fax: : +603 2161 6096
Email: interiors@theveritasdesignngroup.com

VERITAS Landscape Sdn Bhd

Level 11,South Wing,
Menara Getah Asli,
148 Jalan Ampang,
50450 Kuala Lumpur, Malaysia
Tel : +603 2163 6971
Fax: : +603 2163 6970
Email: landscape@theveritasdesignngroup.com

VERITAS Planning Sdn Bhd

Level 11,South Wing
Menara Getah Asli,
148 Jalan Ampang,
50450 Kuala Lumpur, Malaysia
Tel : +603 2162 3155
Fax : +603 2162 6155
Email: planning@theveritasdesignngroup.com

VERITAS Environment Sdn Bhd

Level 11,South Wing
Menara Getah Asli, 148 Jalan Ampang,
50450 Kuala Lumpur, Malaysia
Tel : +603 21651588
Fax : +603 2163 6096
Email: environment@theveritasdesignngroup.com

VERITAS Contracts Sdn. Bhd.

Level 11,South Wing
Menara Getah Asli, 148 Jalan Ampang,
50450 Kuala Lumpur, Malaysia.
Tel : +603 2164 4113
Fax : +603 2164 5113
Email: contracts@theveritasdesignngroup.com

VERITAS India

UK Aparment,'A' Wing
Level -1, Sec 30 ,Kharghar
Navi Mumbai (Maharashtra)
INDIA -410210
Mobile: +919 920 964427
Email: pawar.mahendra@theveritasdesignngroup.com

VERITAS Vietnam

Room 601, Floor 6, No.36A, D2 Street,
25th Ward, Binh Thanh District,Ho Chi Minh City, VietnamT:
+848 35126740; F: +848 35127385
Email: kristian.kelner@theveritasdesignngroup.com

VERITAS Australia

Balai Gadjia
37 Barkly Street, Mornington
Victoria 3931 Australia
Australia : +6140 709 9688
Malaysia : +6012 212 8198
Email: anton.alers@theveritasdesignngroup.com

VERITAS UK

20 Eastbourne Terrace, London
W2 6LE, United KingdomM : +44 7468 455808
Email: peter.stocker@theveritasdesignngroup.com

VERITAS USA

1001 Southeast Water Avenue
Suite #440 Portland, Oregon 97214 USA
Tel: +1503 6796682
Email: arch@theveritasdesignngroup.com

VERITAS Singapore

60 Paya Lebar Road, #04-31 Paya Lebar Square
Singapore 409051
T: +65 67324343F: +65 67339793
Email: tan.cheng.kok@theveritasdesignngroup.com

