Architecture · Planning · Interior Design · Landscape Design · Quantity Surveying & Project Management · Environment

VERITAS

OCTOBER 2020, E-NEWSLETTER

THEVERITASDESIGNGROUP.COM

HELLO EVERYONE AND HAPPY HALLOWEEN!

In this month's E-news, we are pleased to feature ***VERITAS' approach to affordable housing***, including case studies of several of our projects recently completed or currently underway.

This E-news will also cover many other interesting happenings in VERITAS. We hope you enjoy this month's VERITAS E-news! And please don't hesitate to ***contact us*** if you would like to know more about any of the stories featured here.

Affordable Housing

Housing in Malaysia is one of the nation's biggest social crises at the moment. Due to unplanned development and an unrestricted free market, the housing stock is flooded with high-end developments that cater to the top 1% of society. These purchasers with high surplus capital and in a low-interest rate environment, spurred demand causing developers to build more and more luxury housing. In 2017, it was reported that about 80% of residential projects launched were beyond the reach of ordinary Malaysians. The public bodies responsible to fill the gap (by building affordable housing) have also failed to build enough housing in the right location and price. This toxic combination of speculation by the rich and lack of intervention by authorities has led to the housing crisis that we see today. As a result of this, almost a million Malaysians are not able to afford quality and decent housing.

Affordable housing is an opportunity that has arisen due to high demand and low supply. A RM1 billion fund for Affordable Homes by Bank Negara Malaysia was created to assist home buyers with a monthly household income of RM4,360 to buy their first home priced up to RM300,000. Apart from this, the government has also provided subsidies to eligible buyers with accelerated approval process and the possibility of land subsidy/grants. There are also multiple incentives to developers as well to build affordable housing with increased densities and plot ratios.

Affordable Housing Design Strategy

High-rise affordable housing design has some simple ground rules that differentiate it from other high-density residential project types. The site of the project should not have abnormal conditions; flat and regular shaped land with good soil conditions without any land ownership complications.

The maximum height of the building should be 22-storeys to avoid water break-tanks and other associated building services costs. The design of these buildings should include a separate car park podium to avoid costly structural transfer floors.

The typical floor efficiency should be more than 82% by reducing the corridors to a minimum width and the units should be in a compact arrangement. Naturally-ventilated units and corridors are among other design elements to ensure an acceptable level of air circulation and spatial quality.

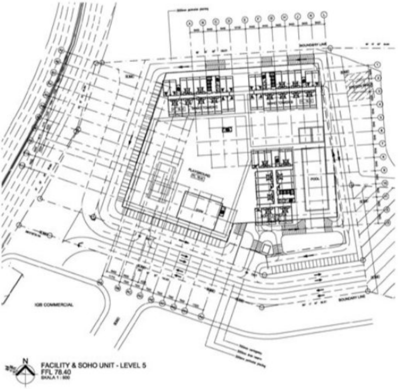
Optimising affordability through IBS

In addition, housing must adopt the industrialised building system. This streamlines the building elements into standardised parts that allows mass production (i.e. reduction of cost). To do this the design layout of the unit must be based on the modularity in accordance with Malaysia's standard for IBS by CIDB. This includes choosing a set of modules that will determine the major construction grid, size of doors and windows, and height of building. This can be further optimised by going into the detail of each unit - modularising the architectural finishes such as tiles to reduce wastage and increase speed of installation.

Here are few case-studies of VERITAS' affordable housing projects which illustrate these strategies:

LIBERTY ARC, AMPANG, KUALA LUMPUR

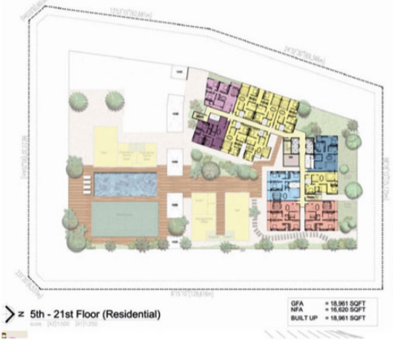
LIBERTY arc @ Ampang Ukay is a fine example of such affordable housing design which has compact living spaces. Also termed as '*micro flats*', the design of the one-room, self-contained living spaces intend to create livable and stylish abodes within the development.



Meeting pods are scattered at every alternate level throughout the towers. These double height realms with greeneries provide informal meeting venues and socializing areas for the tenants. These amenities are also complemented with retail, F&B's and entertainment hubs supplemented on the ground floor, creating an all-in-one assemblage.

GLOMAC CENTRO, PETALING JAYA, SELANGOR

The surrounding site comprises mainly of low-rise buildings with views to the neighbouring areas are relatively free from visual obstructions which presents an opportunity to sculpt the massing of these apartments to optimise premium views. The design takes inspiration from the rectangular geometric form, stacked on top of one another, creating a strong visual identity and a prominent feature within the neighbourhood.



Typical Floor Plan

On plan the tower is a rectangular block with a central courtyard functioning as a communal space. The essential elevation of the apartment blocks is oriented to towards the best available views. The serviced residence adopts a contemporary outlook splashed with a tropical concept providing facilities such as swimming pool, sky light, children's mini playground, clubhouse and multipurpose hall, amongst others.

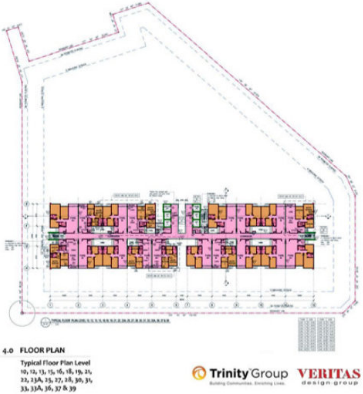
SENTRIO PANDAN, DESA PANDAN, KUALA LUMPUR

The commercial components are parked within the podium which caters the retail boutiques on ground level and an office floor on level 1.

Due to the smaller footprint of the site, a five storey podium and a one storey basement is required to accommodate the vehicles for the resident and visitors.

TRINITY LEMANJA, KEPONG

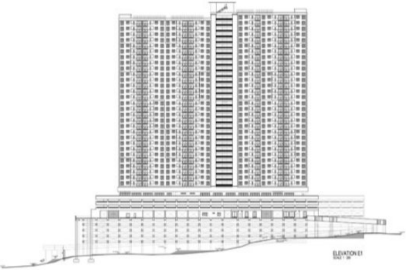
Secondary transit systems are crucial to unlock this potential. This allows residents to adopt a transit-based commuting. But requires a concerted coordination. Trinity Lemanja is another upcoming affordable housing project in Kepong located strategically near to MRT station, KTM station and Duke highway providing various transportation accessibility.


4.0 FLOOR PLAN
Typical Floor Plan Level
10, 12, 13, 15, 16, 18, 19, 21, 22, 23A, 25, 27, 28, 30, 31, 33, 33A, 36, 37 & 39
Trinity Group
Building Communities. Enriching Lives.
VERITAS
design group

TRINITY
LEMANJA

THE TERRACES , BUKIT JAMBUL, PENANG

Another upcoming affordable project designed by VERITAS is the Terraces. This residential development is located along the thriving district of Lebuh Bukit Jambul, Penang.



Targeting the medium income group, the 1 block of 30-storey apartments and 8-storey of carpark and facility floor containing 410 units is sited on the hillside terrain, affording a generous view of the hills of Bukit Jambul, Penang Airport and the straits of Malacca. The linear layout of the apartments affords view along the entire length of the unit, maximizing daylight and visual permeability.

RESTORING AFFORDABLE HOUSING AT THE HEART OF URBAN PLANNING

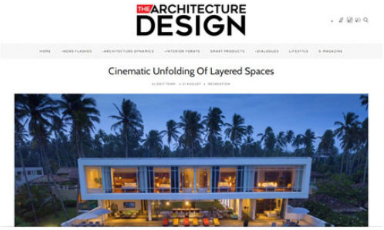
All of these methods of optimisation will only go to waste if affordable housing is not considered as a core element in urban planning. This is because a significant part of the cost of housing is land cost. In general, the planners have unfortunately viewed land in Klang Valley with a sort of scarcity mindset which is a contrast to the evidence at hand. Klang Valley is awash with land. The scarcity is artificially created through the mass sale of good public land to the private sector (for high end developments) and misaligned transport network that do not serve the right population centres (but built as linkages for new developments/investments). Publicly-owned lands have been wantonly sold to the private sector for decades leaving fewer and fewer lands for affordable housing in the crucial areas of the metropolitan area.

As a result, affordable housing is often built in far-flung areas that are not desirable. In order to have affordable housing, we must restore it to its original place - as one of the core ingredients of a good liveable city. The public bodies must rein in the mass sale of land and repurpose the vast tract of land in the cities for affordable housing. Affordability is not architecture - it's economics and to create affordable housing, we must all agree to create the right conditions for ordinary people to live a life with dignity.

WHERE WE ARE FEATURED?

THE ARCHITECTURE DESIGN MAGAZINE: CINEMATIC UNFOLDING OF LAYERED SPACES

The August issue of the Architecture Design magazine features VERITAS' recently completed project Villa Sielan Diva in Sri Lanka. This private beach resort in Talpe was ***highly commended for its strikingly modern design*** that compliments its magnificent beach-front location.

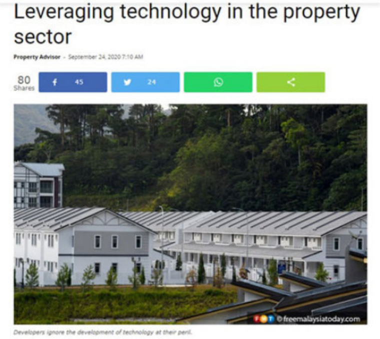


Cinematic Unfolding Of Layered Spaces

i·d·e·a·s for the world

FREE MALAYSIA TODAY: LEVERAGING TECHNOLOGY IN THE PROPERTY SECTOR

On 24th September 2020 ***VERITAS Group President David Hashim*** was featured in the property section of Free Malaysia Today. The article highlighted his views on the impact of technology on the property market. David also expressed his belief that a digital-led societal change will have a profound impact on house designs all over the world.



Leveraging technology in the property sector

Property Advisor - September 24, 2020 7:10 AM

Developers ignore the development of technology at their peril.

STAR PROPERTY: PROTECTING POTENTIAL HERITAGE

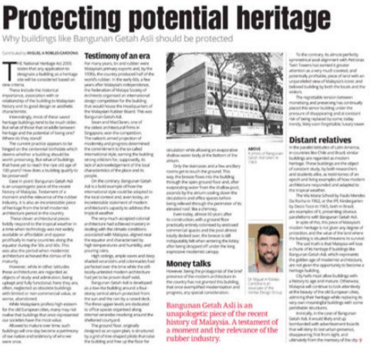
On 9th October 2020 ***VERITAS Associate Dr. Miguel Robles***' article about Bangunan Getah Asli was published in the Star newspaper property section. Miguel wrote about the heritage aspect of this unique building which is located opposite the Petronas Twin Towers on Jalan Ampang, and which happens to be the head office of VERITAS. Miguel emphasized the importance of preserving this important building which is from the brief modernist architecture period of the late 50's in the country.

08 FRIDAY 9 OCTOBER 2020
SPECIAL FEATURE
StarProperty

NEW STRAITS TIMES: BANYAN TREE HOTELS ENTERS MALAYSIAN HOSPITALITY SECTOR

On 9th October 2020 VERITAS' recently completed project the Angsana Hotel and Residence by Banyan Tree was featured in the New Straits Times newspaper. The resort's ***sea-fronting architecture*** and interior design incorporate ***vibrant colours*** and ***intricate flora with geometric patterns*** of the Straits Eclectic Style, as well as paying tribute to Penang's status as a UNESCO world heritage destination.

Banyan Tree Hotels enters Malaysian hospitality sector



Protecting potential heritage

Why buildings like Bangunan Getah Asli should be protected

Contributed by MIGUEL A ROBLES-CARDONA

Testimony of an era

Money talks

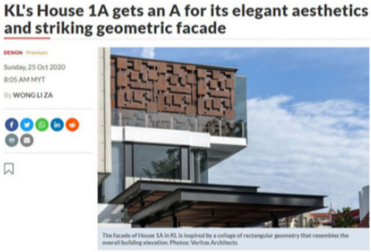
Distant relatives

ABOVE

Bangunan Getah Asli is an unapologetic piece of the recent history of Malaysia. A testament of a moment and the relevance of the rubber industry.

THE STAR:
HOUSE 1A BY VERITAS

On 25th October 2020 a private residence recently completed by VERITAS was featured in the Star newspaper. The residence which is located at Damansara Heights was highlighted for its ***striking geometric facade***. Kudos to the team who worked on this beautiful project!



KL's House 1A gets an A for its elegant aesthetics and striking geometric facade

DESIGN Premium

Sunday, 25 Oct 2020

8:05 AM MYT

By WONG LI ZA

The facade of House 1A in KL is inspired by a collage of rectangular geometry that resembles the overall building elevation. Photos: Veritas Architects

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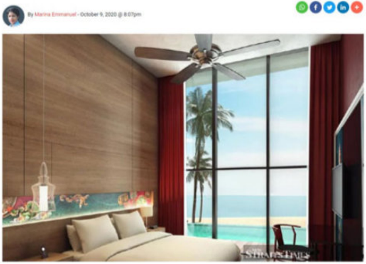
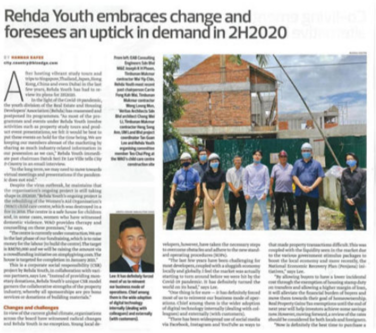


By Marina Emmanuel - October 9, 2020 @ 8:07pm

THE EDGE:
REHDA YOUTH EMBRACES CHANGE AND FORESEES AN UPTICK IN DEMAND IN 2H2020

On 12th October 2020, ***VERITAS Associate Chong Wei Li*** was featured in the Edge newspaper. Wei Li has led the design for the Womens Aid Organisation (WAO) Child Care Centre project which is being funded by the Real Estate and Housing Developers Association (REHDA). VERITAS is providing professional design services for this project on a pro-bono basis.



Rehda Youth embraces change and foresees an uptick in demand in 2H2020

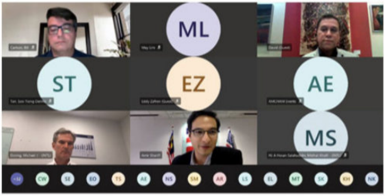
BY HANNAH RAFEE

Changes and challenges

WHAT'S HAPPENING

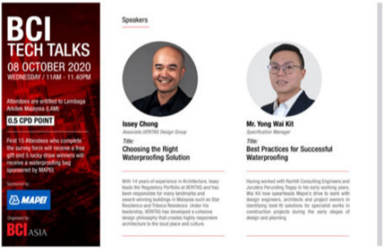
BUILDING THE FUTURE: AMCHAM WEBINAR

On 6th October 2020 ***VERITAS Group President David Hashim*** gave a webinar talk organized by the American Malaysian Chamber of Commerce (AMCHAM) on "*Building the Future*". The session explored the design, technology and practices that enable built environments to progress even further in an attempt to achieve greater resilience for an environmentally friendly Malaysia.



BCI ASIA WEBINAR: WATERPROOFING SOLUTION

On 7th October 2020 ***VERITAS Associate Issey Chong*** gave a webinar presentation organized by BCI Asia entitled "*Choosing the Best Waterproofing Solution*". Issey's knowledge about this area of expertise was clearly evident. The talk was sponsored by Construction+ magazine.



BCI TECH TALKS
08 OCTOBER 2020
WEDNESDAY / 11AM - 11.40PM

Attendees are entitled to Lembaga Arkitek Malaysia (LAM)
0.5 CPD POINT

First 15 Attendees who complete the survey form will receive a free gift and 5 lucky draw winners will receive a waterproofing bag sponsored by MAPEI.

Sponsored by:
MAPEI

Organised by:
BCI ASIA

Speakers

Issey Chong
Associate VERITAS Design Group
Title:
Choosing the Right Waterproofing Solution

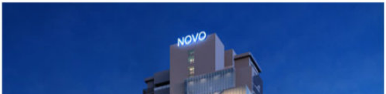
With 14 years of experience in Architecture, Issey leads the Regulatory Portfolio at VERITAS and has been responsible for many landmarks and award-winning buildings in Malaysia such as Star Residence and Tribeca Residence. Under his leadership, VERITAS has developed a cohesive design philosophy that creates highly responsive architecture to the local place and culture.

Mr. Yong Wai Kit
Specification Manager
Title:
Best Practices for Successful Waterproofing

Having worked with Ranhill Consulting Engineers and Jurutera Perunding Tegap in his early working years, Wai Kit now spearheads Mapei's drive to work with design engineers, architects and project owners in identifying best-fit solutions for specialist works in construction projects during the early stages of design and planning.

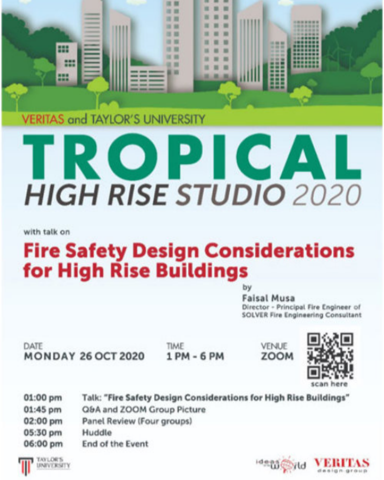
BEST CONDO/APARTMENT ARCHITECTURAL DESIGN

VERITAS is proud to announce that the ***Novo*** Ampang residence by Alfranko Development Sdn Bhd has won the ***Best Condo/Apartment Architecture Awards*** from 7th Asia Property Awards Malaysia 2020. Congratulations to the design team that worked on this extraordinary project!



VERITAS TAYLOR'S-TROPICAL HIGH-RISE STUDIO

On 26th October 2020 VERITAS-Taylor's High-Rise Studio was held via zoom. The studio started with a talk by Faisal Musa of SOLVER on "*Fire Safety Design Considerations for High Rise Buildings*" attended by more than 60 students and lecturers. It was followed by a panel discussion with ***VERITAS Senior Associates Alif Arif, Azlina Ismail, Associates Chong Wei Li and Miguel Robles.***



VERITAS and TAYLOR'S UNIVERSITY

TROPICAL HIGH RISE STUDIO 2020

with talk on

Fire Safety Design Considerations for High Rise Buildings

by
Faisal Musa
Director - Principal Fire Engineer of
SOLVER Fire Engineering Consultant

DATE	TIME	VENUE
MONDAY 26 OCT 2020	1 PM - 6 PM	ZOOM

scan here

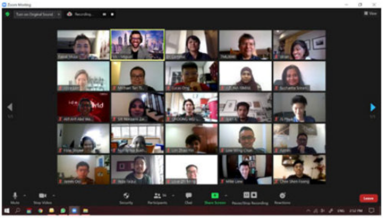
01:00 pm	Talk: **"Fire Safety Design Considerations for High Rise Buildings"**
01:45 pm	Q&A and ZOOM Group Picture
02:00 pm	Panel Review (Four groups)
05:30 pm	Huddle
06:00 pm	End of the Event

TAYLOR'S UNIVERSITY

ideas world VERITAS design group

If your actions inspire others to dream more, learn more, do more and become more, you are a leader.

John Quincy Adams



STAFF OF MONTH

Our staff of the month for October is VERITASian ***Suhaimi Yunus***, commonly known as just "Suhaimi" among his colleagues and friends. Suhaimi is currently holding the position of ***Project Manager*** and has been with the firm for almost 19 years. Suhaimi shares his personal story with Venuthan Ganasan (VG):

VG: Why did you chose architecture as your career path?
Suhaimi: *Actually, i didn't choose my career path in architecture but Allah made the way, and for your information my ambition when i was kid was to be a bus driver. Ha-ha !*

VG: How do you balance your work as a Project Manager and with your personal life?
Suhaimi: *I am not sure how I balance my work and my personal life, but for me, my work is part of my Ibadah to Allah which means that i must be sincere to my work or any task that is given to me. That one way that I kept my work life sable. While my personal life has been very simple and very easy to balance. Hahaha!*

VG: What are your hobbies/ passions?
Suhaimi: *Since my age almost 50, my passion now is reading and doing deep research on Quran content to be my way of life till Jannah (heaven).*

VG: Imagine at end the of today you step outside the office and find a $10 million cheque written under your name. What would you do?
Suhaimi: *Wow! I will donate $5m to people who need it and another $5m I will used for start a business, perhaps a restaurant maybe?*

VG: Pretend that you're the CEO of VERITAS. Among these three things (Office Car, Office Interiors, Office Dress code), which one would you change and why?
Suhaimi: *Well Mercedes is good enough for me but if possible, I want to change and go green (electric car). Definitely the office interiors are fine (annex 2 too cold though). The open concept is great and perhaps I would like to change the color theme to green and white. Dress code casual for staff who don't have client meetings.*

BUNDLES OF JOY

Congratulations to VERITAS Environment Principal, Kenny Wong and his spouse Jean Ngui on the arrival of their new ***baby boy Evan Wong*** on 28th September 2020!

Congratulations to VERITAS Associate Aina Zuber and her spouse Ahmad Shahredzuan Mohd Shariff on the arrival of their ***baby boy Imran Ahmad Sharedzuan*** on 13th October 2020!

And finally, congratulations to VERITASian Michael Tan and his spouse (ex-VERITASian) Willia Chai on the arrival of their ***baby boy Zayne Alexander Tan*** on 17th October 2020!

It has certainly been a productive month at VERITAS!

NEW STAFF

Ee Zi-An
@ Assistant Architect

Saamri Bin Mohd Raflis
@ Inspector of Work

WHO'S CELEBRATING THEIR BIRTHDAY - SEPTEMBER

05th Lillian Tay, Kennan
07th Nur Amalina
08th Abdul Rahman
10th Pappathi, Marlia
11th Halwani
12th Ihsan
13th Noor Misbah
16th Sazali
17th Amran Zainuddin
21st Wenly Chin,
Mohd Shaiful, Fazdli
23rd Bell
25th Mazni Alang

VERITAS
australia

From the team at
VERITAS Architects Australia,
a big THANK YOU to our Clients and
collaborators as we look forward to
an even more innovative second decade!

10 Years Anniversary

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Malaysia : +6012 262 1280
Email: anton.alers@theveritasdesigngroup.com

Thomson Medical Center, Kota Damansara, Selangor

ANTON ALERS AIA
Melbourne University
Principal
VERITAS Australia

i·d·e·a·s for the world