

VERITAS

the people . the process . the product

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On the Process of Making

This book is a tribute to the collaborative process.

This realm of negotiation and compromise is underestimated; many a great project is a result of the fertile overlap between the client's desires and the architect's dreams, where, starting at odds with one another, both parties refine their requirements and design aspirations to achieve the product that makes everybody happy. This collaborative process is an accumulation of give-and-take that becomes greater than the sum of its parts.

The purpose of this book is also to record the experiences of the client. In a way this book is a report card or score-sheet, a way for us to reflect on how well we've performed. Have the client's needs been fulfilled, were the best ways possible to do this project explored during the inception of the project. Were there any better means available to us, what do the people think of the building now? Often, one is so involved in the making that one neglects to look at the post occupancy feedback that can help shape our future approach.

This has also allowed to see exactly how far we've come in the last 25 years of practice. The breadth and scope of our clients have encompass developers with commercial concerns, homeowners looking for a personalized home-building experience, artisans looking for bespoke solutions, businessmen looking for an architectural solution in tune with the needs of the market, charitable community-building initiatives. This diversity is certainly something to be proud of.

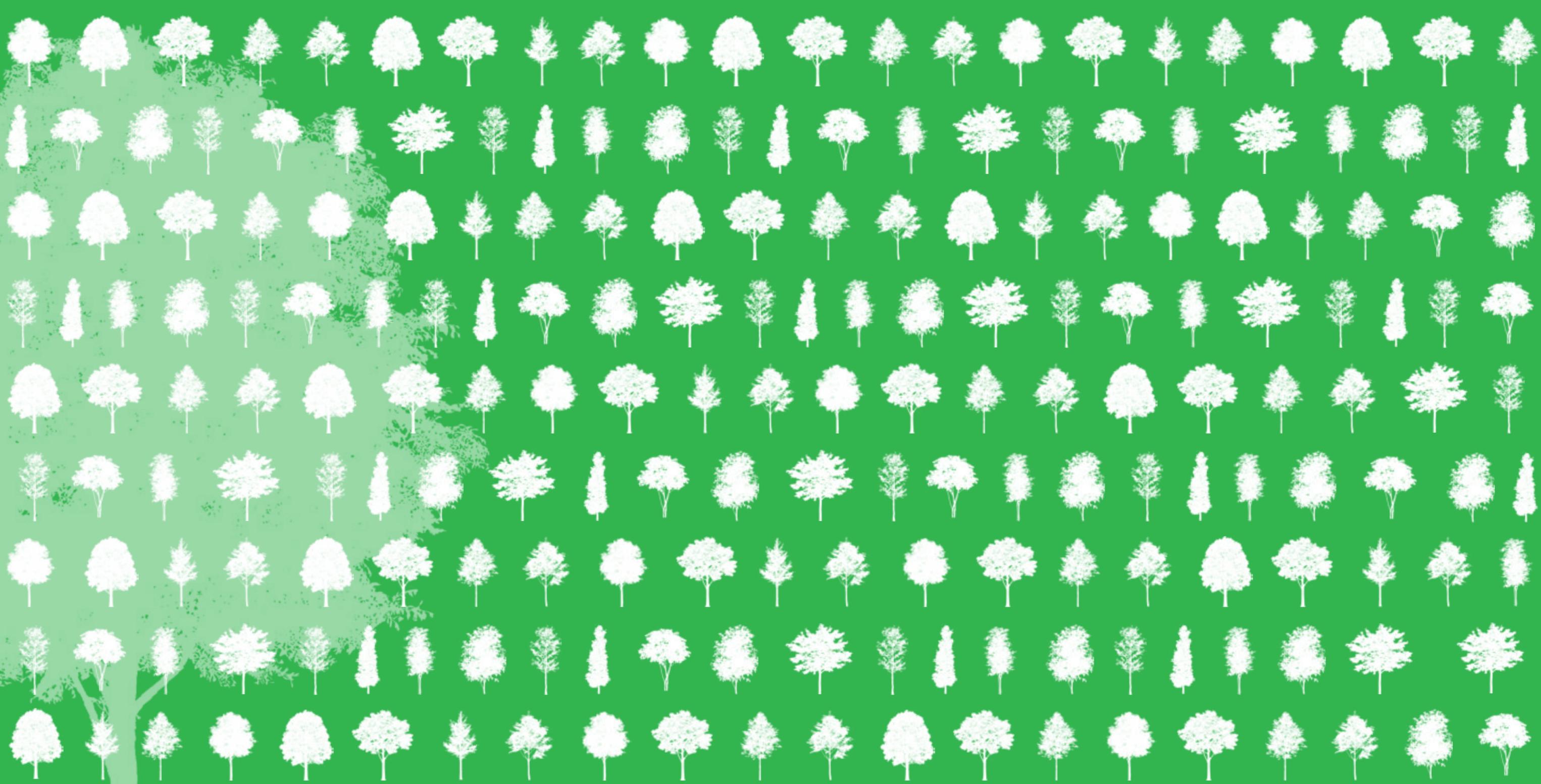
We are in the business of building, and someone famous once asserted that behind every great building is a good client. The client's needs and financial means are the starting blocks that determine the scope and range of the project, and in that sense the onus is on the client to spearhead innovation ahead the rest of the field. Advancement in architecture is in a real sense something that is dependent upon the incentive of the client, and the one who pushes ahead of the rest of the playing field pushes the profession forward too.

This book is also a nod to the other collaborators that make up the backstage ensemble of this cast of players, unheard of, unsung but without whom any project would not have been possible. This includes the suppliers, the contractors and all other back-of-house staff.

We question the traditional notion of the patron-client & the prima-donna designer. Because during the nebulous phases of the projects' inception and construction, everybody is a stakeholder in the design, and history has proven that the best work is the outcome of talented designers collaborating as equals with similarly strong-willed clients and stake-holders.

We hope that this is reflected to some degree in what's written in this book. The persons and companies featured are correct as clients during the duration of the project, and the text is taken from interviews edited for brevity and clarity. We have strove to retain the essence of what every voice is trying to say. To our future collaboration together.

VERITAS Architects
July 2012



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VERITAS' Green Commitment

202 trees of 12 different species were planted at the compound of Rumah Pengasih in Kuala Lumpur in 2009. On the 6th of September 2012, a further 60 trees were planted.

Both tree-planting exercises were funded by the VERITAS Fund for Excellence (VFE) to which VERITAS commits a percentage of its profits each year. We planted these trees to raise environmental awareness. It also offsets the carbon footprint of the process of making this book.

We are proud that as a result of this, the book that you hold in your hands is certified with a SIRIM Eco-Label, One of the first 3 books in Malaysia to be accorded this recognition. x



LAI VOON HON
Ireka Corporation Bhd
One Mont' Kiara, Kuala Lumpur

What were your objectives when you set out to build this project?
One Mont' Kiara comprises 2 office towers and a shopping centre designed by VERITAS. We wanted to design a friendly neighbourhood mall that would become the hub of this self-contained development.

How would you describe the process of working with the architect?
Our team worked very closely with VERITAS from inception until completion. The dynamics of the market economy necessitated changes during the design and construction phase. They understood this point very well.

What was the greatest challenge of this project?
The decision to use ETFE (Ethylene tetrafluoroethylene) We were the first to use ETFE here in Malaysia—in the roof of the mall's atrium. This new innovative material is very expensive; this roof alone cost RM5 million. It is the showpiece of the mall.

Now that the project is completed, what do you like most about it?
The overall feel of the mall. The contemporary design is set against a backdrop of ample natural light within the mall; its atmosphere light and airy. It is a comfortable place to shop.

Which is your favourite space and why?
The atrium space under the ETFE roof. It brings in generous daylight; standing under it feels like being in an outdoor space, but one sheltered from heat and humidity.

What do you feel is the unique feature of the design?
Again it's the ETFE roof. It is quite a feat of construction in Malaysia, where it remains uncommonly difficult to design and built. We are very proud of having done so.



- 1 Office towers at One Mont Kiara
- 2 Skylight by day, the ETFE roof at atrium transforms to a light sculpture at night.





DATO' LEE HAU HIAN

Batu Kawan Holdings Sdn Bhd
Menara KLK, Mutiara Damansara

What were your aims for the project?

We wanted a building that will be both a long-term commercial investment as well as a headquarters to consolidate the many offices of our group into one central location. We wanted a building with a simple, contemporary yet stylish design.

How would you describe the design process working with VERITAS?

Our related companies, Taiko Properties and KLK Property Group were in charge of managing the project development. They worked proficiently with VERITAS, consultants and contractors to achieve our objectives. There were many challenges along the way but all parties were able to resolve issues effectively. VERITAS' willingness to consider alternative views and proposals was an advantage.

What was the greatest challenge of this project?

The biggest challenging was to decide on a building design which can enhance property values growth in this area yet provide an investment return for the company. So a balance between cost, efficiency and aesthetics had to be achieved, a challenging matter for building owners.

What do you like most about the project?

The building has a nice visual impact both externally and internally and conveys a comfortable feeling within a corporate setting. The separation of the building into a linked podium and tower block further enhances its design and distinctiveness.

Which is your favourite space?

The lobby is my favourite space with the double height volume and clean design lines and details which provides a warm welcoming feel while still capturing a corporate ambience.

What is the distinguishing feature of the design?

The distinctive red vertical wall rising from the ground to the roof level creates a striking feature and makes it a landmark, setting it apart from its neighbours in this busy area with lots of commercial signage and shopping.



- 1 Timber screen wall at lobby
- 2 Floor, wall and ceiling forms a 3-dimensional barcode motif at the lift lobby
- 3 Striking red fin wall becomes a signature landmark



DATUK SHAHRIL RIDZA RIDZUAN
 MRCB Sdn Bhd
 One Sentral, Kuala Lumpur

What were your aims for the project?

We wanted a new iconic tower that would serve as a statement of our ambitions to turn the development into a new hub for the city. The 1 Sentral project anchored KL Sentral status as a viable hub for corporate headquarters revitalize the depressed market perception of the area by attracting a new class of tenants. We also wanted to move our headquarters from Shah Alam to KL Sentral and the building had to meet our aspirations for modern, efficient and user-friendly headquarters and set a new standard at that time for office space utilization.

How would you describe the process of working with VERITAS?

Working with Veritas was a very collaborative experience. While we appreciated their vision as architects and desire to create an iconic design, there was a reciprocal recognition on their part of our needs for efficient utilization of space and maximum efficiency. I believe the tenants of the building are very happy with the end result which is a fantastic office tower.

What was the greatest challenge of this project?

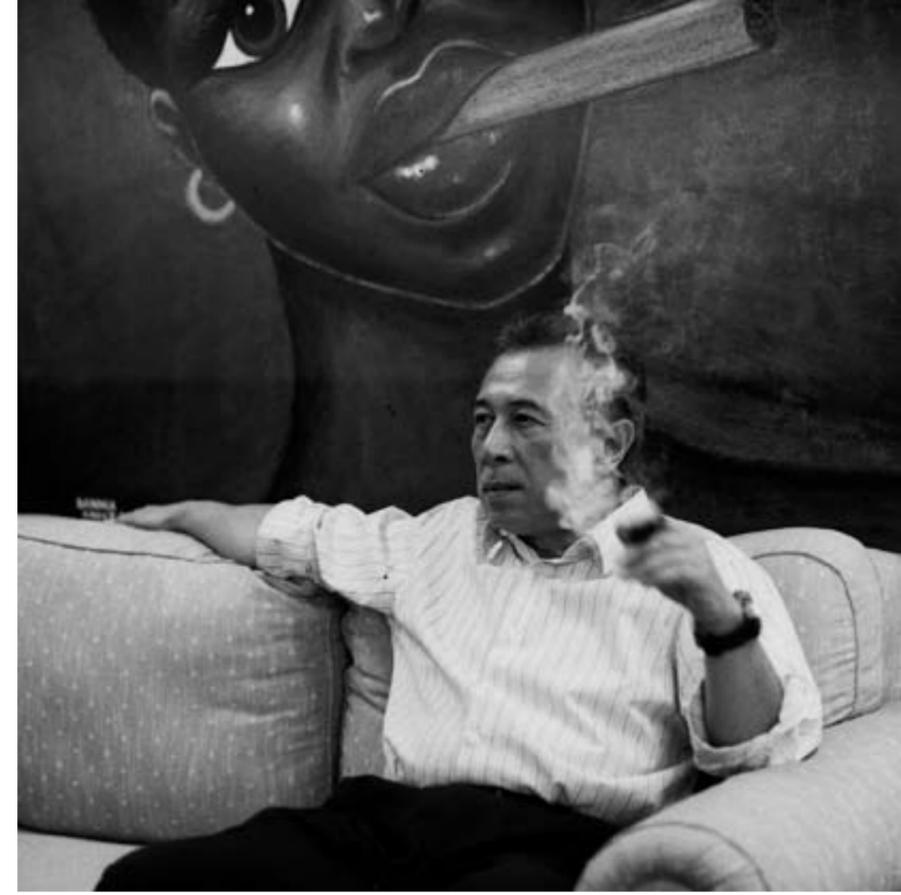
Finding a way that satisfactorily maximized efficiency without overly compromising the user experience in a tight site. While tenants would obviously prefer to have even more car parks available, I believe the building stays true to the intention to encourage the shift away from self-drive to public transport.

What do you like most about the design?

The verticality of the building is accentuated by green-compliant design elements that went into the façade to hide the overall length of the building. It is unfortunate that the building pre-dates the start of the GBI scheme as I am sure it would have easily qualified for certification if it had been built today.



- 1 One Sentral has dual frontage on Jalan Travers and Jalan Bangsar
- 2 The 100m high timber-louvered facade, first of its kind in Malaysia
- 3 The barcode motif of the facade



DATUK RICHARD FONG

Glomac Bhd

Glomac Damansara Mixed-Use Development, Kuala Lumpur

What were your objectives when you set out to build this mixed-use development?
Our objective was to build a commercially viable development with maximum profit returns yet also an iconic landmark in a relatively less developed area.

How would you describe the process of working with VERITAS?
We have a good relationship with VERITAS as we had worked on many projects previously. The scale of the project did not make it easy—we had to experiment a lot to achieve the right programme-mix. Thankfully they understood our needs, which was important to confirm the design and massing.

What was the greatest challenge of this project?
Deciding on the concept and massing strategy. In the process of getting the formula right, we took a long time exploring many design options, experimenting with different models. Unlike developing in the Kuala Lumpur City Centre, the project was not located in a prime location. Hence it was a challenge and opportunity for it to improve and regenerate the surrounding area.

What do you like most about the project?
That the design of the complex is completely integrated. With a complex comprising a shopping mall, offices and residences, it allows you to live, work and play all in one place.

What do you feel is the unique or distinctive feature in the design which sets it apart from other designs?
It is modern and innovative compared to other projects, clearly reflecting the latest trends abroad, yet adapted to conform to local economics.

- 1 Overall view of the 1 kilometre long development
- 2 Office tower at end of the retail promenade





From left to right : Mr Chua Guan Hock, Mdm. Chin Khuan Imm, Ms. Jackie Chua.
Taken at the sky garden of Menara Binjai



CHUA GUAN HOCK & FAMILY
Khor Joo Saik Sdn Bhd
Menara Binjai, Kuala Lumpur

What were your aims for the project?

We wanted a landmark 'Green' office tower that matched its prestigious location within the KLCC golden triangle area. We now have an office tower with dual sustainable green building certification, recognized in Malaysia & Singapore, the first building to have been awarded both gold ratings simultaneously

How would you describe the process of working with VERITAS?

We worked very well with VERITAS who have innovative ideas. In our collaboration together they were responsive and sensitive to our needs.

What was the greatest challenge of this project?

That the start of the project's construction onsite coincided with the 2009 financial downturn. We had to decide to award the superstructure contract amidst much uncertainty. We can look back

on all this today with relief; that is a challenge surmounted.

What do you like most about the building?

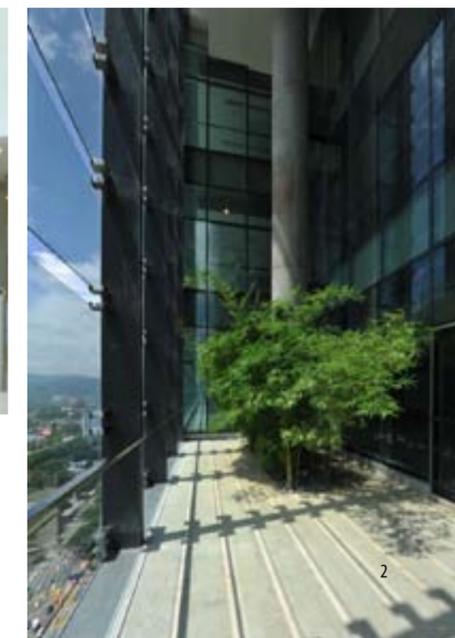
This building is the legacy of my father the late Dr. Chua Seong Siew. He was truly the driving force behind this project. I believe the family had carried his vision forward. The building is tall and slim and beautiful as Dr Chua had intended.

Which is your favourite space?

It would be the triple-volume garden terraces located at every 3 floors that culminate in a sky garden on the roof on level 30. These gardens are an oasis of greenery and peace, more remarkably so as it is within the fabric of a sustainable office tower.



1 Ascending sky gardens at Jalan Ampang frontage
2 Office space spills out onto an airy sky terrace
3 An old mahogany tree on the compound was recycled to create the lobby feature wall





DATO' FATEH ISKANDAR BIN TAN SRI DATO' MOHAMED MANSOR

Glomac Bhd

Menara Prestige, Kuala Lumpur

What were your objectives for this project?

We saw great potential and value in the opportunity presented by the confluence of an advantageous set of circumstances. Kuala Lumpur was undergoing an acute shortage of office spaces which justified the very high cost of land, a plot which we had been eying for a very long time-- located directly opposite the new focal point of Kuala Lumpur, the Petronas Twin Towers. Menara Prestige sets out to make the best of the immense value that this location gave to the development.

How would you describe the design process working with the architect?

We had worked with VERITAS many times before; nonetheless in this particular project, we wanted an optimum design and for this the design went through many changes. VERITAS stood by us and were fast in their delivery.

What was the greatest challenge of this project?

The approval process was the biggest hurdle. As it was a very tight site and in cases where we wanted the maximum achievable floor space, it was a lot of blood, sweat and tears to convince the authorities to permit us to do so. At the end though, everything was to our satisfaction.

What do you like most about the project?

Being a practical person, I like that the design gives us the maximum allowable floor area and considers the end user. I think it is a friendly building. Many have noticed the pleasant, landscaped and shaded walkway that we have created along the busy stretch of Jalan P Ramlee.

What is the distinguishing feature of the design?

The sweeping sun-shading fins from the side. It was conceived from a pragmatic need to shield the long western side of the building from the evening sun. I believe we were the first to do it in Kuala Lumpur at this scale. The mast atop the pinnacle of the building also serves many purposes, distinguishing it from the many impressive buildings in the area.



- 1 Curved brise-soleil wall at west facade contrasts against full glazing towards KLCC
- 2 Street level arcade offers a shaded pedestrian walkway
- 3 LED lighting enlivens the curved feature wall at night





TAN SRI DATO' DANNY TAN CHEE SENG

Dijaya Corporation Bhd

W Hotel & Serviced Residences, Kuala Lumpur

What were your aims for the project?

To propel Dijaya into the top-end hospitality industry by bringing the prominent W brand to Malaysia. We will introduce the intense design-infused lifestyle synonymous with the W philosophy and urbane sophistication as it would also enhance the Residences that we are developing integrated within the same tower. This tower on this prominent site will be another iconic landmark for KL.

How would you describe the process of working with the architects?

Such a project must be a collaboration of hearts and minds. Challenges abound with a complex project like this but we worked well with SOM and VERITAS as they complement each other's strengths.

What is the greatest challenge of this project?

Achieving maximum plot ratio without compromising quality. Besides the operator's requirements, we have considered the local customs in Kuala Lumpur with its festive celebrations, family culture and multi-ethnic cuisines. There's a Grand Ballroom for 850 guests, unusual for W hotels with its cosmopolitan, fast-paced lifestyles and outlandish individuals constantly on the move.

What do you like most about the project?

Both the architecture and interiors are enlivened through innovative lighting, vibrant colours, dramatic patterns and daring pieces of designer furniture to create an easy-going glamour and an 'edgy' contemporary style that is the W signature.

Which is your favourite space?

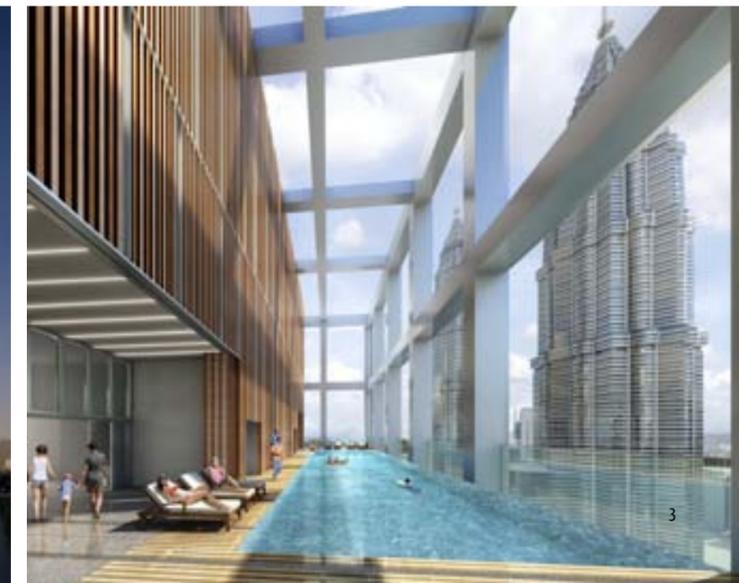
The rooftop facilities deck with its unexpected sensual combinations of vivid colours, florid patterns set against the dramatic KL skyline.

What is the distinguishing feature of the design?

The strong and bold design statements create an exuberant, future-forward and intense design experience that will permeate every space, in both the hotel and Residences.



- 1 Clean lines massing with intricate curtain wall on the W Hotel tower
- 2 Hotel street lobby at Jalan Ampang
- 3 Roof top infinity pool with views of KLCC





ANDREW SEBASTIAN

Malaysian Nature Society Pavilion, Kuala Lumpur

What were your aims for the project?

We wanted a place for open forums and discussions in a natural setting, where we can gather and talk during our nature trails. The open pavilion was a practical and interesting solution because we can use it for our educational walks and also for media events such as photo-shoots or interviews.

How would you describe the design process?

We first had an 'orang-asli' hut but it was high-maintenance and lasted 8 months. Thankfully the architects had the foresight to suggest something more permanent that still kept the open-air feel. They contributed funds and also convinced a sponsor, Eversendai, to build it. There were few changes as the architects understood our concept and helped to present it to the ministry.

What is the greatest challenge of this project?

The big challenge was getting permission to build it as the land belongs to the government.

What do you like most about the project?

The design is very particular to the site, bringing out a sense of openness with 360° views of its surroundings. The pavilion itself is almost see-through and unobtrusive within the greenery. It is filled with natural light. The design allows us to be at one with nature in a comfortable setting.

- 1 The open structure and translucent roof provides unobtrusive shelter in the forest setting
- 2 The pavilion steps down into an open amphitheatre



1



2



DATO' B. BHASKARAN PILLAI,
 DRB-HICOM Bhd
 KTMB Double Track Train Stations, Ipoh-Rawang

What were your aims for the project?

In line with the goals of the government, we wanted to raise the standard of rail infrastructure and its supporting facilities. The project covered 15 stations including the Ipoh Train Station which is linked to a historical station building.

How would you describe the design process working with the architect?

We worked with VERITAS right from the initial studies and the design went through many changes. The diverse project team included consultants from India and Australia and everyone was able to transcend cultural boundaries in their work ethic. The terrain of the sites were very different and demanded rigorous design and engineering solutions.

What was the greatest challenge of this project?

The challenge was to replan and create modern facilities and upgrade service capacity without compromising the integrity of the original colonial building. This was also complicated by an existing hotel operating on the upper floor while station facilities occupy the ground level of the heritage building. We also needed to accommodate some standard designs for all 15 stations to create a consistent line-wide station identity for KTMB. At Ipoh, the new station keeps a respectful distance from the colonial building and some of the old wooden benches are kept at the platforms.

What do you like most about the project?

To see each new station come to life and to realize that in the bigger picture, the whole system down the line has been improved - that is most gratifying. One can now travel between Kuala Lumpur and Ipoh in 3 hours in comfort instead of 5 hours before.

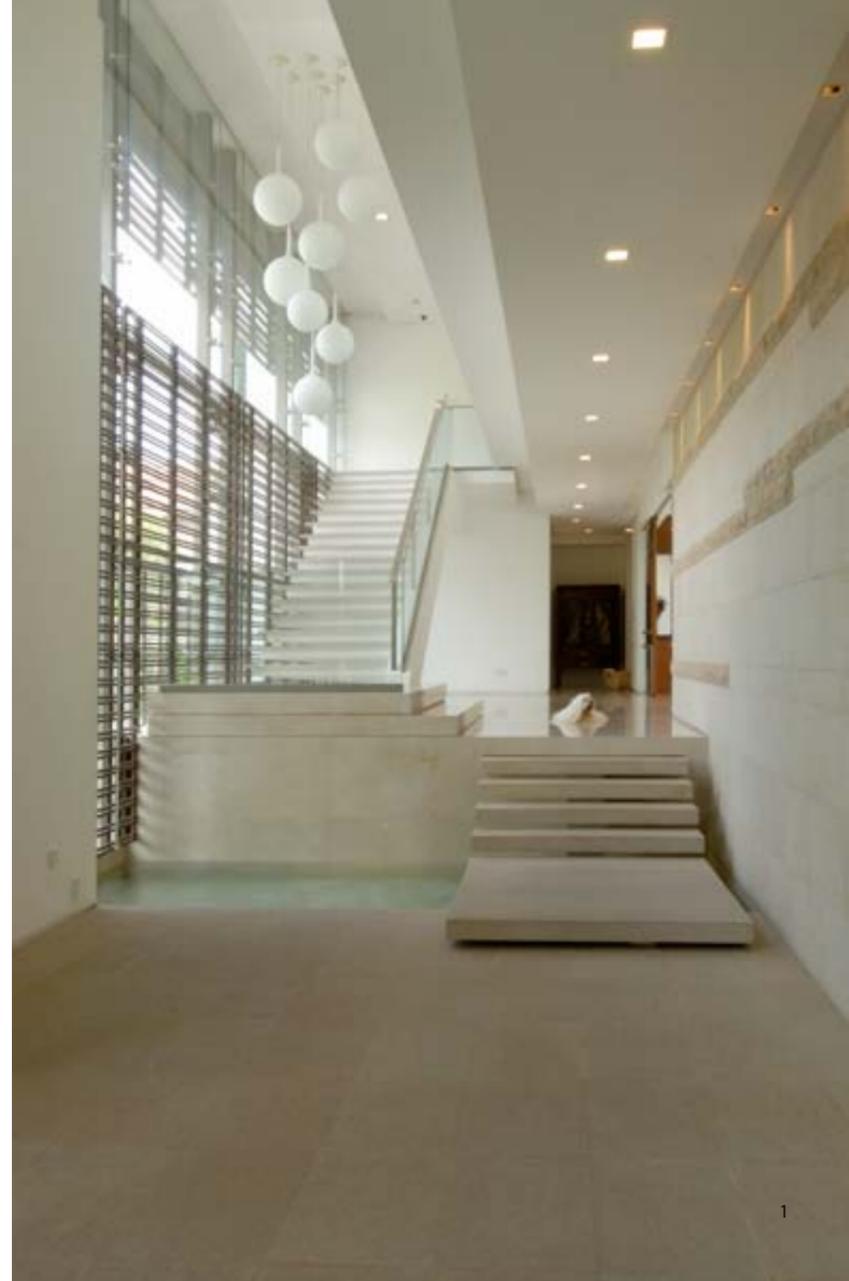
What is the distinguishing feature of the design?

The new station buildings are all of metal construction and not just for its supporting structure, so there are interesting details and a modern look and feel.



- 1 Y-shaped steel columns and trusses with a curved roof profile provide a wide span for the station
- 2 Cascading roofs shelter the stairs from rain and sun
- 3 Undulating roof of the new platform hall overhangs the edge of the colonial Ipoh Railway Station building





- 1 The lofty entrance foyer is well lit and airy with floating steps over a water feature
- 2 Front porch with exposed steel columns and glass and timber feature wall facing the street

DATIN TAN HUI MENG
Saujana Residence, Shah Alam

What were your aims for the project?

We wanted a family home large enough to accommodate all my children, in-laws and grandchildren when they return for holidays.

How would you describe the design process working with the architect?

We had a good working relationship with VERITAS throughout the project. They were very passionate about their design. Close attention was paid to details and design problems were solved quickly.

What was the greatest challenge of this project?

The cost issue was the challenge faced by everyone. The initial tender had exceeded 50% of the original budget but as we could not compromise on the size of the house, certain areas had to be re-designed and we opted for cheaper, alternative materials instead.

What do you like most about the building?

What we like most is the gracious feel of the house. It has an impressive facade both at the front and back as it has double frontage and is very visible from the golf-course.

Which is your favourite space?

Our favourite space is the dry kitchen. It is where the family meets everyday for meals and has excellent views overlooking the green.

What is the distinguishing feature of the design?

The exposed steel 'I' beams and tall glass panels give the house a grand but modern look.



DATO' TEH KEAN MING
IJM Corporation Bhd
The Light Collection I, Penang

What were your aims for the project?

We envisioned The Light to be a new international city within Penang, with world-class infrastructure and ICT, commercial, retail, entertainment, financial, cultural and lifestyle components all integrated in one destination, whilst still preserving the nature and character of Penang

How would you describe the design process working with the architect?

Very professional and open minded, critical yet focused. Good collaboration with its team of young, vibrant architects resulted in creative and innovative design ideas for our property.

What was the greatest challenge of this project?

Creating waterways with coral reef and marine life and ensuring constant flow of water and the proper upkeep of the reef is a challenging task, but we want people to relate to Penang's century-old tradition of living at the waterfront. The waterways recall its island charms and add value to the property.

What do you like most about the project?

The internal layout of the Light Collection I is efficient yet versatile, providing ample functional space with elegant and desirable spaces to live in. The contemporary-styled facade is unusual, elegant and eye-pleasing.

What is your favorite part of the project?

The water villas have efficient yet versatile internal layouts, providing ample functional spaces that are desirable to live in. The contemporary-styled facades are unusual, elegant and eye-pleasing.

What is the distinguishing feature of the design?

That residents can be close to nature yet experience Penang's character within this new enclave for business, lifestyle and culture.



- 1 The water enjoy views over the man-made water channels
- 2 Apartment units overlook a central lake and green area
- 3 The infinity pool of the clubhouse is suspended above the water



PUAN SRI AMPIKAIPAKAN

Ampi Residence, Damansara Heights

What were your aims for the project?

Our children returned from overseas and wanted to live with us. My son is a writer who needed space for his many books and my daughter had been working abroad for 20 years. The house was built in 1969 and already renovated twice. But we thought, why not? Let's build it!

How would you describe the design process working with the architect?

It was a wonderful process though there were many changes before we said yes. Ultimately our needs were simple, we knew exactly what we wanted so there were very few variations and we were able to keep within the budget. I got the eco-friendly house I wanted, with generous verandahs and daylight.

What was the greatest challenge working on this house?

We had issues with the designers in the earlier stage but we had good dialogue with the architect assigned during construction who treated it like his own home. This being the only house we were going to build, we were very hands on.

What do you like most about the project?

Because of its clean lines, the house and gardens looks bigger than before, even with same land size! The old house had been renovated ad-hoc. The new house has clear boundaries and relationships between its parts as it now houses 3 families under one roof.

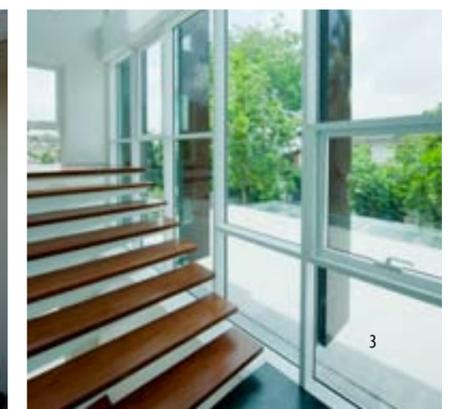
Which is your favourite space?

The roof garden is amazing as I can watch the sunrise from there at 6.30am every morning. The view, together with the atmosphere of birds chirping is breathtaking

What is the distinguishing feature of the design?

The red wall is very striking, full of oomph! The sandstone feature wall is so unusual that people stop to take photographs. I just have a sense of peace in this house as it was a wonderful process doing it.

- 1 Textured stone and metal screens creates an impressive frontage with wide verandahs along the side
- 2 Panoramic views at the family's roof-top garden
- 3 Detail of feature staircase





MOHAMMAD ZAINAL ASHIKIN

IDR Resorts Sdn Bhd
Legoland Theme Park, Johor

What are your aims for the project?

Our aim is to produce a design to the standard of the Legoland brand. We needed the specialist designer Forrecs to work efficiently with VERITAS to implement the design within the budget and demanding schedule.

How would you describe the design process working with the architect?

It is always important for the architect to have the same vision as the client on intangibles, such as design intent and quality and also on tangibles, such as materials and construction. We were on the same wavelength and the architects provided a lot of local perspective on design.

What was the greatest challenge with this project?

As always, cost is a big concern with a large project like this. The topography presented issues that had to be dealt with in the design.

What do you like most about the project?

What sets it apart from other Legoland projects is that it is a theme-park within a real park setting. The former plantation site was cleared, but we brought in 3,000 mature trees to create a lush tropical setting.

Which is your favourite space?

The project is still under construction so it is hard to say. Perhaps the Castle, as it is the only medieval Lego castle in the region.

What is the distinguishing feature of the design?

This project is the fulcrum upon which the tourism-initiative of the Iskandar development will revolve. We foresee its strong brand and identity will affect the surrounding area in a positive way.



1 Diverse theme park structures offer a variety of experiences

2 The signature entrance archway to the theme park





CHEE SEK THIM
 Reka Art Space
 105 Malay Street
 Georgetown, Penang

What were your aims for the project?

I wanted a building that would function both as a space for the arts and a small hotel that would help support the arts activities. The design should also recognize the history of the building, its original function as a home and later, a warehouse.

How would you describe the design process working with the architect?

It has been an intimate process. I appreciate being part of the creative journey from the moment the design is conceived and following through its development and details. Discussions were always animated and grounded on issues of history, geography, function, dreams, desires, change and politics.

What was the greatest challenge of this project?

To arrive at an acceptable balance between the past and present. What part of the building's evolving history should one discard or preserve? After the rather audacious move to demolish the entire back half of the house to make way for a new structure, everything else seemed easy

What do you like most about the project?

The design opened up one side of the house onto a sliver of unbuilt land sandwiched between the tall party walls of 2 houses. On the other side, the new design pulls away from the old party wall, thus allowing daylight to infiltrate into the dark depths of the narrow Straits Chinese townhouse. This thinking that aims to maximize potentialities, conceptual and practical, informs all design decisions.

Which is your favourite space?

I imagine it's the air-well. It is where the past confronts the present, the premise of the entire design. Here one will experience fully the unapologetic intervention of a modern structure in a 19th century house. Here one experiences the outside while being inside, the dramatic changing light through the day and the seasonal monsoons.

What is the distinguishing feature of the design?

The roof terrace opens up the shop-house space to the sky, rising above the surrounding dense roofscape. It culminates the design attempt throughout to open up the enclosed realm of the dim, moody interior spaces within the shop-houses of Georgetown.



- 1 The original shop-house before the refurbishment
- 2 Narrow sliver of unbuilt space between 2 shophouses
- 3 Central courtyard unifies the new steel and glass structure with the old front block of the shophouse
- 4 Steel I-beams of the modern insertion juxtaposed against a century-old brick wall



TUAN SYED AHMAD NAZRI SYED KAMARUZAMAN
UDA Holdings Bhd
Pudu Sentral Refurbishment, Kuala Lumpur

What were your aims for the project?

We wanted something with a fresh, current look that would transform it from the 1970s building to one that is contemporary. Where before it was merely a building where they would run buses, the building is now a bus station with the comfort and convenience of the end-user in mind.

How would you describe the design process working with the architect?

We worked closely with the principals who worked with our comments, there were some ideas that had to be compromised and some retained but that's the part of the creative process. In the end, as far as the building goes, all came out very nicely.

What was the greatest challenge of this project?

There were many challenges with the contractor. The most difficult decision was taking possession of the site earlier than we believed it was ready as operations had to start.

What do you like most about the project?

I like its openness, a vast difference from the old station which was cramped and congested. The original building imposed many constraints on planning and circulation but despite that, we managed to create a new terminal with an open feel and smooth flow.

What is your favourite space?

The waiting area in front where it's open. The idea of creating individual access down to each platform from here is good, clearing the previous clutter and congestion. The aluminium cladding on the facade gives a strong new identity.

What is the distinguishing feature of the design?

What was unique was having to work around an existing 40-year old building where structurally, little could be altered and new access points are very limited in the city centre, something especially crucial with transportation planning where access is everything. Getting the best out of the old framework is not easy as starting a design from scratch.



- 1 Woven metal facade forms a distinctive street frontage on Jalan Pudu
- 2 Custom-designed seating at waiting areas
- 3 Bright cheerful ambience at the waiting areas with well-signed individual entrances to the bus terminal below





ANAND AND VANITA NAGPAL
Rajeshwari Foundations Pvt Ltd
Tropicana Residences, Chennai, India

What were your aims for the project?
To create boutique homes with a different outlook and a new concept. We waited for the right moment to develop when buyers are willing to spend so we need not compromise on quality.

How would you describe the design process working with the architect?
Working with us, the designers learnt to include Vastu Shastra which is important for the Indian home. It is in the light and space of the courtyards.

What was the greatest challenge of this project?
The challenge was more on the personal side as this project took me away from my family, travelling between India and Malaysia. But the open communication channels helped to ensure smooth progress.

What do you like most about the project?
We tried to incorporate modernized versions of both the Indian and Malay aesthetic styles. Vanita is working to give each and every home a unique interior design.

Which is your favourite space?
We like the modern look and feel of the public areas especially the clubhouse, swimming pool and gymnasium. It brings the latest design trends to Chennai.

What is the distinguishing feature of the design?
The interior and exterior come together in a single concept. All is white with a lot of glass, giving a modern look and feel which is something different for Chennai and will be well-received in the high-end market there.



- 1 Modern contemporary style of the clubhouse
- 2 Common amenities include the clubhouse pool and terrace
- 3 A pioneering luxury gated community in Chennai





AHMAD NASHID & HASSAN FAZAL HUSSAIN
 ADK Travels Pvt Ltd
 JW Marriott Gaakoshibee Resort & Spa, Maldives

What were your aims for the project?

To build a world-class resort that does justice to the beautiful setting of the island. Within the sweep of the Gaakoshibee atoll is one of the largest lagoons in Maldives, 3 kilometers of shallow water with coral reefs extending from the beach. Building something that complements this is even more difficult.

How would you describe the design process working with the architect?

We had a genuine rapport with the architects even through the ups and downs.

What was the greatest challenge of this project?

The decision to introduce a light timber boardwalk projecting from the end of the island branching out to numerous Water Villas. This extends the waterfront and avoids dense clusters on the main island whilst respecting the natural curvature of the atoll.

Which is your favourite space?

Reclining on a deck chair at the water villa with ocean vistas all around you. But then again, you can do this almost everywhere on the whole fringe of the island. I think that says a lot.

What is the distinguishing feature of the design?

The design always respects the island's best natural features. For example, from the Water Villas, one can step directly into the waters of the lagoon. No dangerous current, deep water or disturbed seabed. This shows how pristine the sand and water are on this island.



- 1 The floating chalets follow the sweeping curve of the island
- 2 A beach-facing villa nestled in the greenery
- 3 The private pool appears to extend out to the sea



HARRESH MEHTA
Rohan Lifescapes Ltd
Interiors of OVAL Penthouse, Kuala Lumpur

What were your aims for this project?

To create a home away from home. I wanted a good but simple interior design that is low maintenance so that friends and family can stay over when they visit from Mumbai.

How would you describe the process of working with VERITAS?

We had little time to meet and discuss but in those short meetings, they figured out my preferences and style from the choices I made, without compromising on comfort, eg. what chair would suit a person of my build. It was a pleasure to work with VERITAS as it was a smooth and simple process.

What was the greatest challenge of the project?

The most difficult was deciding on the style we wanted. In Mumbai, lush tropical greenery is rare and we initially wanted a tropical theme. This was not possible due to space constraints.

What do you like most about the project?

I like how this design is homely and robust without compromising on elegance and good execution. One can let one's hair down, unlike some designs where the aesthetic is minimal to the point of being constrictive, where one constantly has to maintain the pristine condition of the arrangement.

Which is your favourite space?

My favourite space is the couch which is ideally placed so I can stretch out to admire the view of the Petronas Twin Towers and be inspired.

What is the distinguishing feature of the design?

What is unique about the design is that it has taken care of comfort and convenience to give the feeling of a home yet has a 5 star hotel appeal in its design.



- 1 Geometric mosaic pattern on mirror panels
- 2 Pivoting mirror panels reflect views of KLCC into the living room
- 3 View of the living room
- 4 Soft colours and clean lines create a warm but contemporary ambience





MOHD AUZIR MOHD TAHIR

Cahaya Jauhar Sdn Bhd

Landscape of Johor State New Administrative Centre (JSNAC), Johor

What were your aims for the project?

For the Kota Iskandar masterplan, the state government of Johor had decided on a heritage theme. The landscape design had to support the main theme.

How would you describe the process of working with VERITAS?

It was a smooth process even though a lot of work had to be done. As an example, they had to design a sculpture based on the Zapin dance but excluding the human figure. How do you express the movement of a dance in a still sculpture? It is a creative process.

What was the greatest challenge of this project?

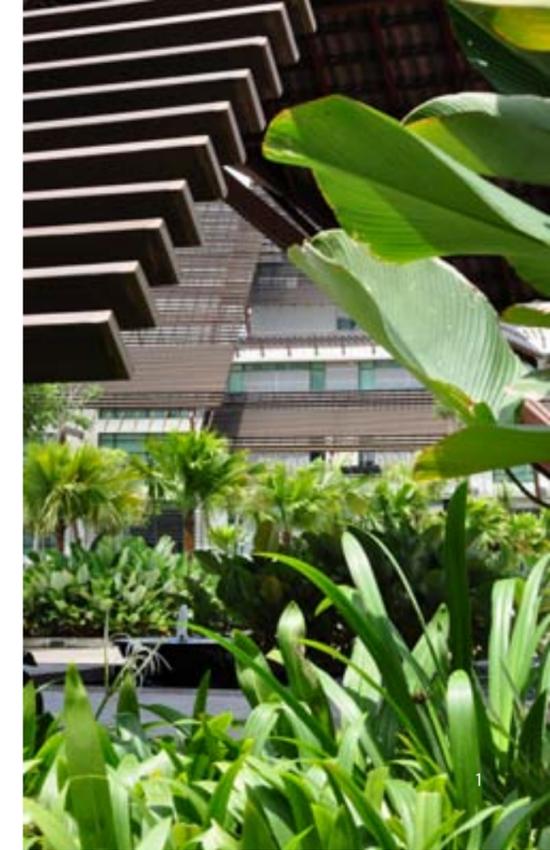
The challenge that the entire masterplan was to be fast-tracked so we had to do many things concurrently, juggling tenders and design all at once!

What do you like most about the project?

The landscape is not just decorative but instead, forest species were carefully selected to attract local fauna. We were creating an ecosystem.

What is the distinguishing feature of the design?

What is special is the extent of research done for the heritage theme. We worked with the Universiti Teknologi Mara for a year to study the right species. This is reflected in the use of the Johor Tree for example, which ties in with the theme and yet is endemic to the location. The design is dedicated to the heritage theme.



- 1 Layered landscaping approach with spider-lilies at ground level
- 2 The fountain is a welcoming feature approaching the main entrance





SHYTUL SHAHRYN MOHAMAD SHAARI

UDA Holdings

Landscape of Gaya Bangsar Condominium, Kuala Lumpur

What were your aims for the project?

Our goal is to beautify and enhance the project site. Creating a beautiful garden is more than just planting of a few trees but includes the porch, fencing and hardscape. The value of the property can be enhanced by a landscape design that blends elegantly into the overall design concept.

How would you describe the process of working with VERITAS?

The VERITAS team were open and receptive to the suggestions we made.

What is the greatest challenge of the project?

The challenge arose when we had to change the types of trees chosen. What looked good on the drawing board can become unsuitable as the trees were too big due to the limited space of the site. We had to select again the right species and get approval from the authority all over again.

What do you like most about the project?

I like the Modern Contemporary concept of the landscape design. It is simple yet elegant and complements the modern architecture of the Gaya Bangsar development.

Which is your favorite space?

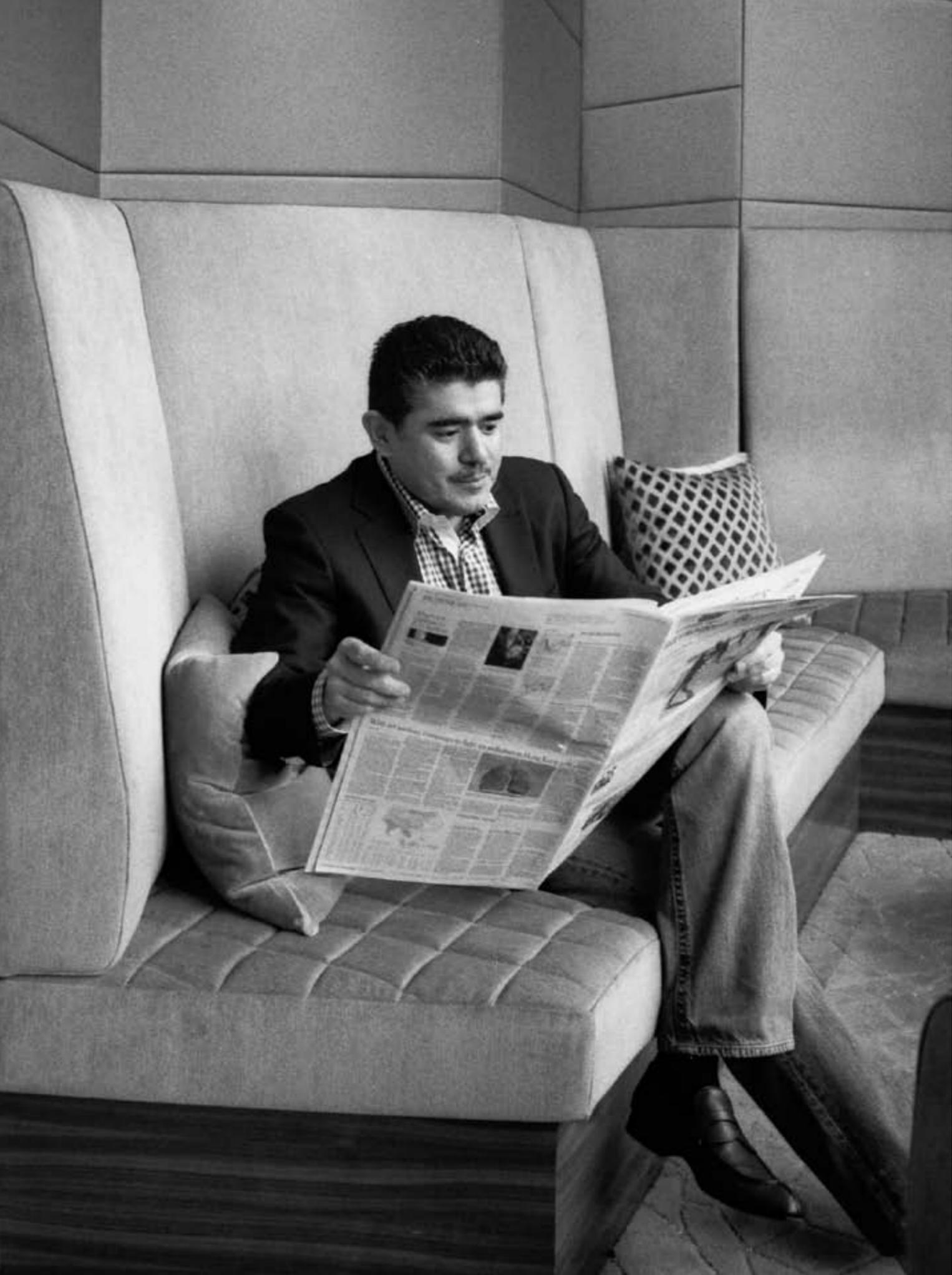
The water features create a whole new dimension to the design. Having water within the landscape makes the environment feel serene and the sound of the water helps mask any city sounds nearby. A person can sit down and unwind just listening to the sound of the water.

What is the distinguishing feature of the design?

We did not build a fence around Gaya Bangsar. Instead we planted trees to act as perimeter fencing. We have created an open concept garden landscape that is both functional as well as beautiful for years to come.

1 Timber deck and landscaping provide a respite from the urban setting





ISMAIL AKIL ABASSI

Abbasi Group

The Icon, Dubai

What were your aims for the project?

The objective was a flexible design that can accommodate layouts for different types of residential units. At the same time, the tower must have a strong, unique design to hold its own within the Dubai skyline.

How would you describe the design process working with the architect?

We worked in a spirit of cooperation with VERITAS. They showed strong commitment to the project from the outset and were service-oriented all the way.

What was the greatest challenge of this project?

As it is a flexible design that can adapt to many options, it was difficult to decide on the best mix of uses whether fully residential, furnished apartments or even students' housing.

What do you like most about the project?

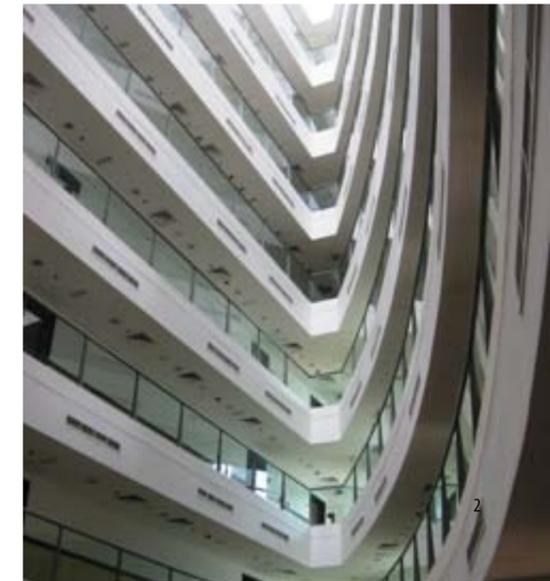
The building façade design with its sun-shading elements responds in a practical way to the strong climate while the colour scheme gives it depth.

Which is your favourite space?

The inner court with the skylight. It is also well landscaped with indoor water features. In the hot climate, one can experience a natural atmosphere with generous daylight yet in a controlled and comfortable environment.

What is the distinguishing feature of the design?

The use of a striking colour on the building elevation sets it apart.



- 1 Facade treatment with set-in windows responds to the desert climate
- 2 Dramatic elliptical courtyard forms the focal point of the building
- 3 The oversailing trellis frames views from the rooftop pool





JAMES NG HIAK HING

Kian Furniture

Macaroni Chair

What were your aims for the project?

At the time we were exploring how to create the 'Kian' brand definition. We realized to achieve a strong brand identity, we had to manufacture furniture that speaks of our philosophy and present our very own designed furniture pieces. The Macaroni Chair was one of the pioneering ventures in that early exploration.

How would you describe the design process working with VERITAS?

It was smooth sailing. What started over a cup of coffee grew into a remarkable collaboration. VERITAS developed the design and supervised the prototyping process at our factory.

What was the greatest challenge of this project?

As with any new product, we were concerned about whether the chair design would appeal to the market. Fortunately, it made quite a good impression and was well received by our customers.

What do you like most about the project?

I believe the Macaroni chair was designed with passion and a strong philosophy behind it. Honestly, it gave Kian a great sense of pride to finally start producing our own designer pieces.

What is the distinguishing feature of the design?

From its side, the chair looks like part of a giant macaroni and even has the scour lines like the pasta. This 'macaroni' theme gives it a strong and fun identity. Most importantly, the clear inspiration and idea makes it stand out from our previous lines of furniture.



- 1 Front view
- 2 Back view
- 3 Grooved finish on chair recalls the macaroni





LAI SOON MENG

Perdana Parkcity Sdn Bhd
Desa Park City International School, Kuala Lumpur

What were your aims for the project?

To design, build and operate Malaysia's premier International School, offering an excellent learning environment and high-quality education. We believe this project is an integral and important part of our master-planned community at Desa Park City.

How would you describe the design process working with the architect?

Professional, committed and responsive. Without any of these three, it would have been impossible to complete this fast-tracked project on time and within 2 years from design concept to start of classes.

What was the greatest challenge of this project?

Deciding on the design for the project from 3 totally different options VERITAS presented. We knew this decision, which had to be made almost 'on the spot' due to the fast-track schedule, would greatly determine the course of the school, influencing space planning and appearance. We picked the design where all the school blocks from pre-school to high-school, were connected by a single spine – the Promenade.

What do you like most about the project?

The clear logic of the space planning. The community spaces are planned around open courtyards that creates visual links between them and the Promenade ultimately becomes the bridge that conceptually and physically link them all.

What is the distinguishing feature of the design?

The unique feature is the openness and spontaneity that permeates the Promenade. It is bright and airy. Besides being a strong façade feature, it is the most vibrant space within the school as it becomes a conducive gathering space that encourages informal interaction amongst the students and teachers.



- 1 Open courtyards create visual links between different wings of the school
- 2 The promenade forms a central spine bringing together the school community and promoting spontaneous interaction



ANURENDRA JEGADEVA

Artist Residence on Jalan Senangin, Bangsar

What were your aims for the project?

When we approached Veritas to design our house, it was necessary that the design bring in a lot of natural light. I needed a large workspace too, hence the studio. We have a lot of things so space and minimalism were two important aspects of the house.

How would you describe the process of working with VERITAS?

It was a painless process because we immediately liked everything they showed us. To be honest I do not think they were prepared for the amount of stuff we had. Nonetheless, this was satisfactorily resolved through ample provision of natural light and compact space solutions.

What was the greatest challenge of this project?

The front elevation was an interesting challenge. We thought it would have been beyond our budget to build a covered front porch so we insisted on going without one. The architects were dubious about this, and in time we have come to agree with them. It was a good learning process.

What do you like most about the project?

The interconnectedness of its spaces contributes to a real sense of flow within the house. The specificity of the design response makes us feel like everything is tailored to our requirements. It is very interesting in its simplicity.

Which is your favourite space?

The studio, my workspace. It feels spacious, has plenty of natural light and is compact enough to store everything I need.



- 1 Raw concrete façade of the studio evokes the artist's canvas
- 2 Austere front façade stands in stark contrast to the neighbours



MAJU JAYA FLATS

Residents

Kampung Medan, Petaling Jaya

Kampung Medan is notorious as a crime-ridden and impoverished suburb on the fringe of Kuala Lumpur, and this block of flats were, in the words of some of the occupants, 'the shabbiest, most ramshackle block in the area'. With the purpose of upgrading the flats' infrastructure and improving living conditions, VERITAS takes a stab at making a difference

How would you describe the process of working with VERITAS?

Akram bin Manap: We welcome the input of the people working on this project and we had no problem with the people of VERITAS.

Mazrol Amir bin Mohd Shahib: There was no problem. They worked closely with my late father, Tok Batin, the Penghulu. They were responsive, fast and the design is good.

Azan Akbar bin Nazri & Puan Noorazila binti Yunus: Generally alright. This project is still ongoing, so the paintwork is not fully completed and a lot more needs to be done.

What were the challenges of this project?

Mazrol Amir bin Mohd Shahib: : The flat has more than 300 occupants and it was difficult to come to a consensus about many decisions in this project. Everyone had different ideas and local political allegiances further divided the occupants. Eventually we resolved this by having discussions and voting in groups.

Abdul Rahman bin Daud: There are many wider issues that need to be dealt with before this project can be completed. We need the cooperation of the local authorities especially in the maintenance of these flats.

- 1 The condition of the courtyard before intervention
- 2 Proposed intervention to the courtyard space
- 3 External view of the flat before painting
- 4 Proposed new entrance along the side of the block





This project is still ongoing, nonetheless can you describe the effects of this project so far?
 Azan Akbar bin Nazri & Puan Noorazila binti Yunus: Of course there are positive effects of having a rundown, dilapidated flat upgraded! People used to call it the worst flat in the area seen from afar; after painting it, the building doesn't look so dirty and we feel much better living in it now.

Abdul Rahman bin Daud: I like that the building has been given neater look, especially from far away. The overall appearance of the building has been improved and if the rest of the project gets implemented I would like the changes very much.

Asmah binti Madin: In the 20 years that we have been here the walls has never been maintained and were covered with dirt and grime. Therefore it was good to see the building given a fresh coat of paint, it looks so much better now.

Describe your favorite part of this project?

Mazrol Amir bin Mohd Shahib: I like the new courtyard design. Right now it is very messy because everyone parks, repair and wash their motorcycles here and the space is not used for much else. It would become a nice congregation space for the older folk to have an area to open up their living rooms to in evenings to just sit and chit-chat.

Azan Akbar bin Nazri & Noorazila binti Yunus: We welcome the gardens at the rear as a good addition. This place is devoid of a dedicated playground and children here run wild in scattered groups. Hopefully with a common garden it would be easier to keep an eye on them

Abdul Rahman bin Daud: I understand that link bridges are planned between corridors across the courtyard. It is good that the courtyard is going to be put to better use, especially once the motorcycles are relocated to the exterior of the flat with new parking spaces. We want this to be a model project for similar apartment blocks in the area.

This project continues until today.

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