



MRCB

VERITAS
retrospective

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RETROSPECTIVE

*"Truth alone will endure, all the rest will be swept away before the tide of Time.
- Mahatma Gandhi*

When we at VERITAS reflect on the past 35 years of professional service to our Clients, we do tend to get quite sentimental and poetic. During these last three and a half decades we have observed our home city of Kuala Lumpur and the world transform in unimaginable ways. Malaysia has gone from being a 3rd world nation struggling with the effects of the mid-80's commodity crisis to a dynamic world-class economy, and Kuala Lumpur has now one of the most iconic skylines in the region.

And along the way, the world has evolved from a cluster of isolated national economies, to become the global inter-connected trading ecosystem of the 21st century. What a ride it has been! And it is a journey to which VERITAS and our Clients have contributed so much.

Meanwhile, we have witnessed so many of our Clients evolve from their humble beginnings to become the successful behemoths that they are today. They are testaments to the power of will, determination and resilience over time. Most importantly, they are evidence of strong consistent leadership. We at VERITAS are proud to have played a small part in their evolution in our humble role as professional service providers and purveyors of their visions for the future.

The Cambridge Dictionary explains the meaning of "retrospective" as relating to or thinking about the past, and it is in the spirit of reflection that this booklet has been published. It is said that that the true character of a person (or a company) is revealed not in an instance, but in overcoming challenges over the passing of time.

As such we seek in publishing this retrospective series to honor the long and enduring relationship between VERITAS and its loyal Clients over the last many years. Yes, there have been ups and downs as with all relationships, after all, nothing substantial is ever created without some degree of stress. But through the test of time, this relationship has resulted in many exciting projects, completed, proposed and currently underway.

It is our hope and aspiration that this relationship will last for many more years, and accomplish many great things for which future generations will be enthralled.

Thank You


David Mizan Hashim
President

VERITAS DESIGN GROUP



Tan Sri Azlan Bin Mohd Zainol
Chairman



Mohd Imran Tan Sri Mohamad Salim
Group Managing Director



MALAYSIAN RESOURCES CORPORATION BERHAD (MRCB)

This edition of RETROSPECTIVE is dedicated to the long relationship between VERITAS and MRCB, one of the most established and entrepreneurial property developers in Malaysia today.

Malaysian Resources Corporation Berhad (MRCB) plays an integral part in the development of the nation's buildings and infrastructure. By leveraging on its skills, expertise and track record, MRCB aims to provide vibrant and sustainable Transit Oriented Developments (TODs) and high-quality infrastructure that fulfils the nation's needs and expectations. MRCB's growth is built upon strong leadership, strategic foresight, insightful market knowledge and innovative construction solutions.

MRCB is the Shaper of Tomorrow. As one of the country's leading property and construction companies, MRCB has been a key player in the development of the nation since its listing on Bursa Malaysia in 1971. Today, it continues to build a better tomorrow through its TOD and infrastructure projects, striving to create a better Malaysia while Setting the Standard in the process.

Vision: Setting the Standard

Mission: Leading the field sustainably through innovation in property development, engineering and construction

Core Values:

- *Accountable*
- *Customer-Centric*
- *Courageous*
- *Creative*
- *Driven*
- *Sustainability*

A key development player in Malaysia, with the award-winning Kuala Lumpur Sentral CBD project being its centrepiece, MRCB's business model focuses on delivering value across the entire value chain creating sustainable returns for shareholders and making a positive impact in the communities in which it operates.

MRCB and VERITAS

The relationship between VERITAS and MRCB has endured for almost 20 years. It all began in early 2005 when VERITAS Design Group President David M. Hashim met-up with his friend Datuk Zahari Omar who had recently joined MRCB as Executive Vice President. Datuk Zahari was keen to secure a long-term blue-chip anchor tenant for a proposed office tower to be built at KLSentral on the corner of Jalan Travers. MRCB had targeted PricewaterhouseCoopers (PWC), however intermediary agents were making the negotiation difficult. To resolve the impasse, David took the initiative of arranging a personal lunch meeting between Datuk Zahari and his contacts at PWC; its Chairman Raja Tan Sri Arshad and Managing Director Datuk Johan Raslan. Before the end of the lunch a deal was sealed and the rest as they say is history.

The resulting office tower, One Sentral standing at 32-stories, symbolised the gateway to KLSentral from Jalan Bangsar, and eventually contained the headquarters of MRCB as well on its highest floors.

Meanwhile, through a family contact, David reconnected with an old squash-mate of his Tan Sri Mohamad Salim Fateh Din of Gapurna Sdn. Bhd. who was about to embark upon his 9 Seputeh mega-project off Old Klang Road. Tan Sri Salim was at the time in the process of making a bid for control of MRCB in a deal with the Employment Provident Fund (EPF) of Malaysia, which he achieved in 2013. Thus, Gapurna became part of the MRCB Group with Tan Sri Salim as its Managing Director and eventually VERITAS secured the first phase of the 9 Seputeh development which later became known as Vivo Residential Suites and SOHO.

Aside from KLSentral, MRCB's other mega Transit Oriented Development (TOD) project, Penang Sentral in Butterworth had an even longer gestation. First began by VERITAS in 2006 under PLB Group, the project was eventually awarded by the government to MRCB/PHBB in 2008 and enlarged dramatically to encompass 9.4 ha with a total built-up area of 725,000 sm. The first phase, i.e. the transit facilities and retail, was completed in 2019 while subsequent phases are in the planning stage.

Other projects came along in the intervening years. MRCB in JV with George Kent Berhad engaged VERITAS as architects on the stations for the LRT3 line from Bandar Utama to Johan Setia in Selangor. And the largest single residential development in the Brickfields area, the triple towers of SentralSuites comprising 1434 units will be completed in 2022. Not all projects that VERITAS handled for MRCB were large, and among the more notable smaller ones was the Torana Gateway built next to KLSentral as a gift from the Indian government to Malaysia.

Of course some of the projects for which VERITAS was engaged by MRCB never materialised, including masterplans in India and Penang. Meanwhile, Tan Sri Salim relinquished leadership of MRCB in 2018 to his capable son Imran Salim with whom VERITAS hopes to maintain an excellent professional relationship.

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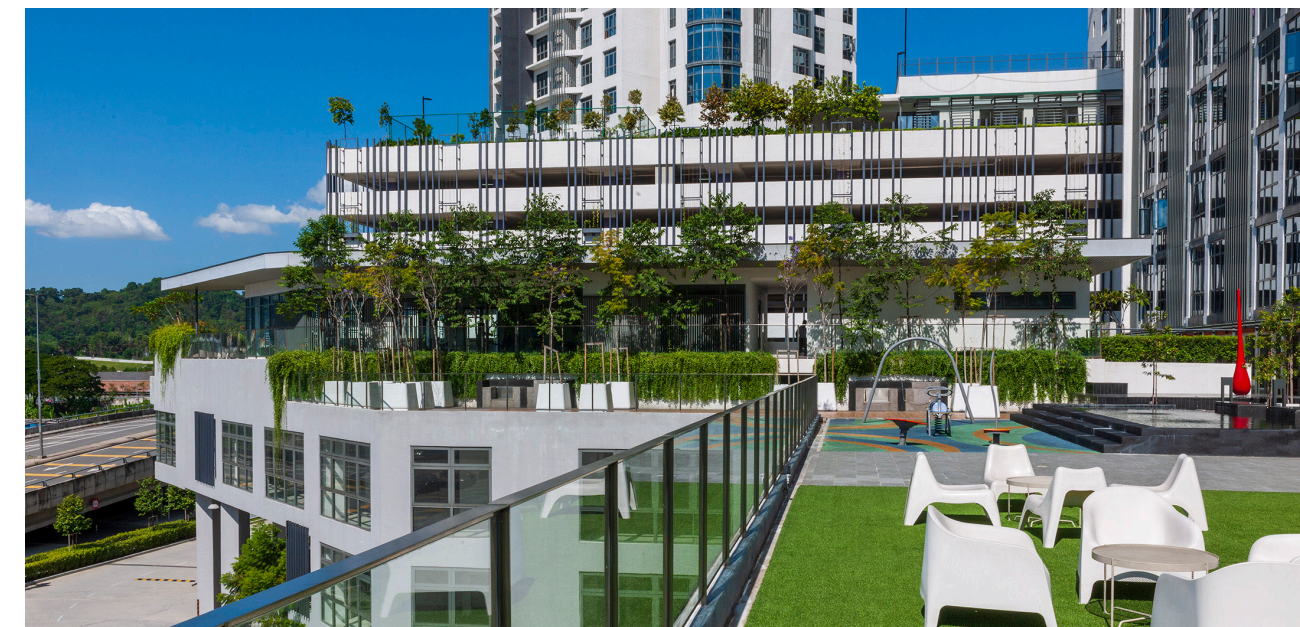
9 Seputeh Mixed Development

Seputeh, Kuala Lumpur

Looking out onto the Klang River, VIVO Residential Suites is a mixed development which celebrates the riverfront, and comprises an array of four primary apartment towers of 42 and 44 storeys; with a 13 storey SOHO suites complete with signature retail on lower levels. The dynamic configurations of commercial and residential components are clustered within 3.23 ha of land which sits parallel to the Old Klang Road.

While the SOHOs are built for a compact and on-the-go lifestyle, the residential units on the other hand, ranges between 72 to 232.3 sm, to cater for various users' needs. Offering the best of urban living, the development balances the metropolitan setting by celebrating nature in all its form. Vast open green plazas and environmental decks are dedicated on level 1 creating a relationship with the river via a boulevard walk. Colourful, aromatic foliage and the soothing flow of water bodies provide a natural antidote to the stress of daily city life. Open greens and sky gardens embody the facilities floors located on levels 9 and 26, dedicated solely for the resident's use. The shared facilities deck configuration integrates communal amenities such as sky lounges and greeneries surrounding the towers' footprint.

Defining the shape of the towers to maximise the surrounding panorama, the buildings are vertically rotated above the podium to optimise scenic views towards Angkasapuri and Taman Desa.



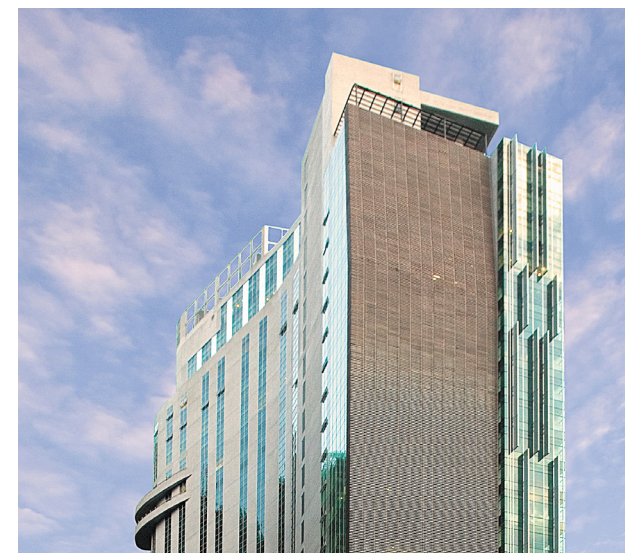


One Sentral *Kuala Lumpur*

Driving into the city of Kuala Lumpur from the west, One Sentral is the first building to be seen from the conglomeration of office buildings and residences making up the KL Sentral development. Its position makes it one's first introduction to KL Sentral.

Approaching from Brickfields, the building appears as a slim rectilinear plane with a façade evoking the barcode motif. That the first angle of its form piercing one's sight appears tapered conceals the bulk of the building, making it appear thinner than it really is—an optical illusion. The pedestal upon which it rests speaks the same language of vertical lines, albeit modulated in justification of the shift of program from office spaces to podium carpark. The subdued uniformity of its aluminium fins visually relegates its bulk into the background, in subjugation of its bolder brother. The main entrance on the western façade is marked by these aluminium fins disintegrating into a shimmering coda. This is where the public flows from the sidewalk of Jalan Travers into the building and out unto the elevated deck of KL Sentral. More than just an entrance, it is an urban window marking the gateway into the vast confines of the KL Sentral development. In this way, One Sentral seeks to address the separation of the Brickfields neighbourhood from the self-contained and inward-looking KL Sentral development, further strengthening its role as the introduction to the masterplan.

From Jalan Bangsar—the same barcode lengthens, repeats and swells voluptuously in containment of the offices within. In stark contrast, this façade flaunts its curves and girth, even fringing the tangent of the wave with balconies for a note of emphasis. This is no shallow gesture. The curve of the building following the site boundary is a carefully calibrated response designed to gracefully maximize the area of an irregular site geometry without compromising the design. The lines of the façade are in a constant state of flux, advancing and receding with the changing light at different times of the day; the white textured granite stand out in the daylight, whereas nightfall brings out the illuminated glazed stripes. This barcode is the leitmotif of the interiors, permeating the public areas from lift lobbies to restrooms. A soaring louvred timber screen envelopes the northern edge of the building. Built of tropical hardwood - a material rarely used in high-rise buildings - the screen imparts a natural texture to a building envelope of glass and steel. A passenger terminal in the form of a granite plinth inset with lift call panels become a passenger checkpoint at the mouth of the lift lobby, an expression of the newly introduced destination-control lift system utilized to optimise the net floor area. Due to the awkward site geometry, the west-east facing elevations of the building are the most elongated aspects, subjecting them to excessive sun exposure. Hence, the building façade was carefully engineered to reduce thermal transmission through the use of shading devices and louvred-glazing. The duality of One Sentral's façade is a varied set of responses to a varied site context.





Sentral Suites Mixed Development

K.L Sentral, Kuala Lumpur

Our aspiration for Sentral Suites, is to create a place for a modern city lifestyle that thrives on the conveniences and fast-moving pace of KL Sentral but also celebrates the unique mix of cultural heritage and history in this neighbourhood.

More than just individual apartment homes, the scale of the development itself creates a new community and landmark in the area.

There are many Sky Gardens and landscaped pockets scattered throughout the buildings allowing residents to enjoy a garden experience within an urban setting. With its generous amenities including a new urban park that commemorates the local history, there is altogether almost 0.81 ha of open and green areas at Sentral Suites.

The design takes inspiration from the geometric lines of the familiar turmeric leaf or daun kunyit. This becomes a recurring motif in the architecture and landscape, giving a strong visual identity and a link to the rich cultural traditions of this neighbourhood.



LRT 3

Kuala Lumpur and Selangor

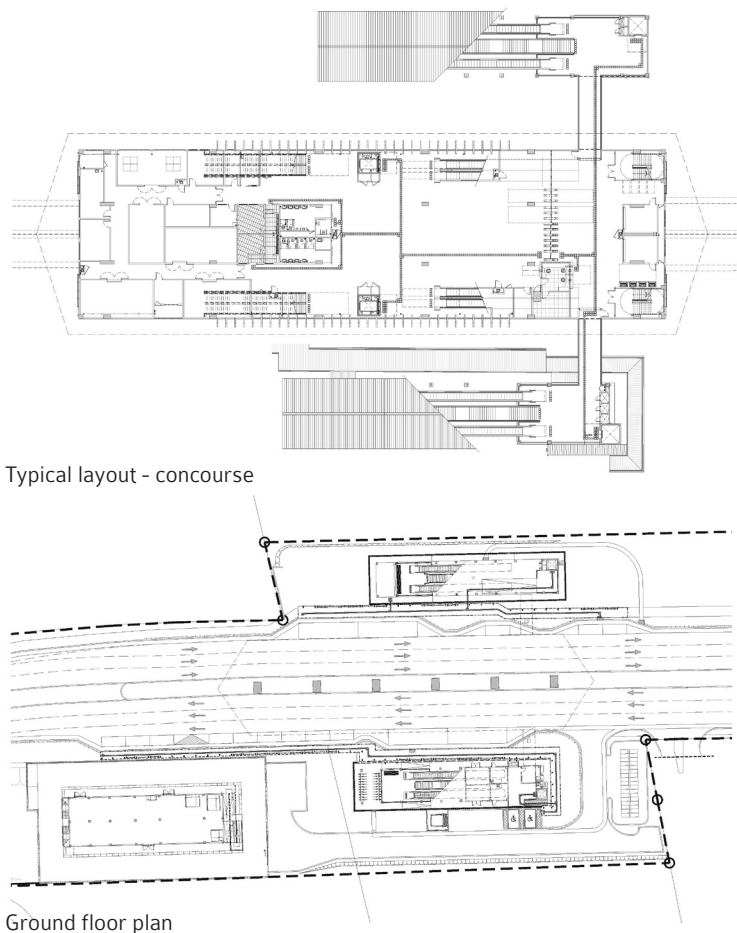
KV LRT3 line which runs from Bandar Utama to Johan Setia is the third line for the Light Rail Transit. There are 26 stations altogether for the whole alignment with one underground station. VERITAS' involvement shall be for the following eight stations namely:

- Station 3 in Glenmarie
- Temasya Station
- Glenmarie Station
- Stadium Station
- Persiaran Hishamuddin Station (UG)
- Seksyen 14 Station
- Sirim Station
- UiTM Station

Primary requirements of the design includes platforms and platform access, amenities, vertical circulation and general arrangement of bus access, kiss-and-ride, and park-and-ride facilities. The design of the stations shall be standardized wherever possible, including shelters, platform features and structural elements. Equipments, furniture and signages used shall be the same throughout all stations. These design guidelines and standards are applicable to all the proposed stations along the new LRT3 Line.

Within the constraints set by the construction and functional types, the layout of a station is influenced by the system selected, the track geometry, the operational requirements, the predicted passenger ridership and the electrical and mechanical requirements. Each station is divided into non-public areas (those areas where access is restricted) and public areas which can be subdivided into entrances, concourses and platforms.

The “tanjak” concept is chosen for the more prestigious areas. Represented by the multi-faceted pitched roof with varied edges, the design functions well to respond to the Malaysian climatic condition. This concept can be repeated throughout all the stations.



Penang Sentral

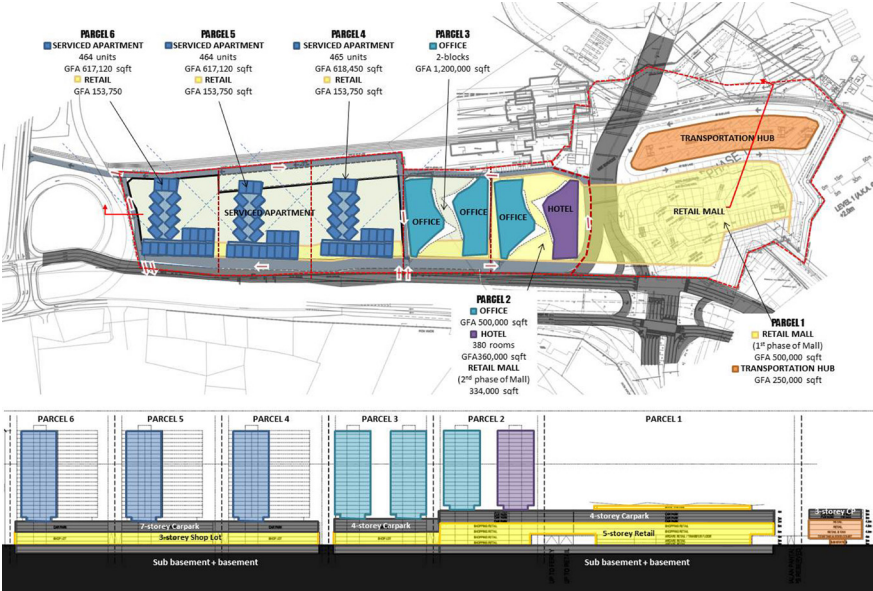
Penang

Penang Sentral is a mega-Transit Oriented Development (TOD) strategically located in Butterworth on the mainland of Penang, facing the city of Georgetown on the island of Penang across 3.2km of water. Its strategic objective is to connect the two commercial centers of Georgetown and Butterworth to boost economic activity of the entire Northern region of Peninsular Malaysia. In addition to integrated rail, ferry and bus/taxi infrastructure, this 9.7ha hub is planned to include a retail podium with commercial, residential and hospitality towers, and will eventually have a total built-up area of 582,000 sm when fully completed.

Phase 1 of the overall development master plan, with a total area of only 56,000 sm is the transport hub and part of the retail podium. At the lower levels of Penang Sentral Phase 1, the various mass transit systems are interconnected via walkways, bridges and transit concourse/waiting areas. The upper 4 levels compromise a retail mall with an internal atrium space and a wide terrace which overlooks the waterfront. Phase 2 of the development will be an expansion of the retail podium with an office and a 4star hotel towers, while future phases will introduce another 3 to 4 residential towers to an extended podium.

The linear shape of the building increases the length of interface between the main road and the various drop-off zones. Along the length of this linear form much of the building's mass is elevated above the ground to maintain a strong visual connection between the urban street-fronts of Butterworth and the waterfront. This move also permits ample natural light and ventilation along the transit arrival/departure hall.

The developer of Phase1 of the Penang Sentral project was Malaysian Resources Corporation Berhad (MRCB), and it was completed in 2019.





Torana Gate

Brickfields, Kuala Lumpur

The Torana Gate is a torana (a ceremonial gateway) built at a prominent intersection in Brickfields, Kuala Lumpur. The gate was a gift from the Government of India to Malaysia, as a mark of continued friendship between the two countries. Its design was influenced by Hindu and Buddhist architecture of the Indian subcontinent. While toranas are generally single plane structures, the design of the Torana Gate in Kuala Lumpur merges two perpendicular toranas with a patterned ceiling comprising carved stone panels, thereby creating a pavilion.

The total height, from ground level to the chakra on top, is 10.4 metres and the width at its maximum point is 7.3 metres. Each facet of the gate has been adorned with decorative motifs and carvings, in buff-coloured sandstone panels carved in India. The artwork was designed to convey rhythm, symmetry and decorative beauty while remaining a timeless reminder of Indian craftsmanship. The completion of the Torana Gate was officiated in a ceremony attended by the Prime Ministers of Malaysia and India in 2016.

This project was implemented in collaboration with Akshaya Jain & Associates.



VARIOUS UNREALISED PROJECTS

HSR Station and Precinct (with SOM)

Bandar 1 Malaysia, Kuala Lumpur



KFC Building

Jln Sultan Ismail



A&W Building

Petaling Jaya



Waste to Energy Plant

Kepong, Kuala Lumpur



KL Sentral Car Park

Kuala Lumpur Sentral



Jelutong Masterplan

Jelutong, Penang



Putrajaya Ministry Building

Putrajaya



Dwarka Delhi Masterplan

New Delhi, India



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