



PUTRAJAYA HOLDINGS

# 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.

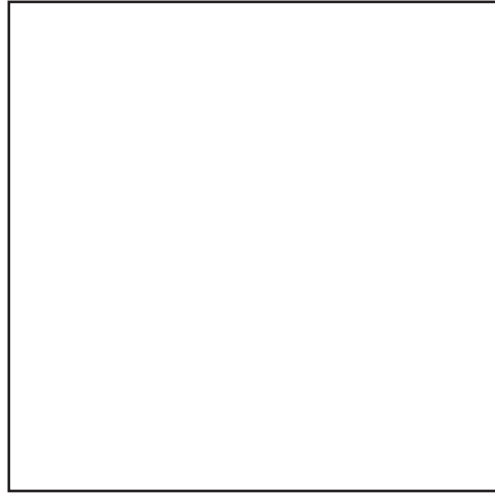
It is our hope and aspiration that this relationship will last for many more years, and accomplish many great things for which future generations will be enthralled.

Thank You,

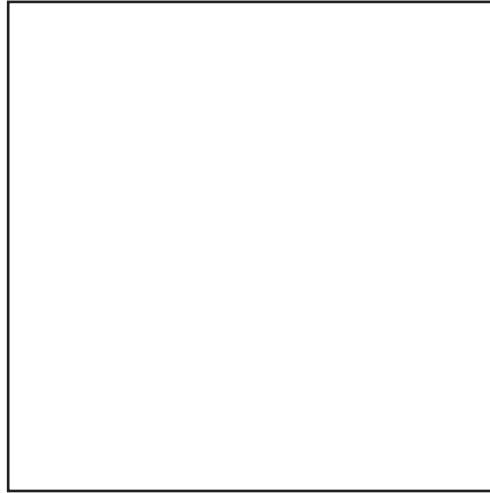
David Mizan Hashim  
*President*

VERITAS DESIGN GROUP





**Tan Sri Azlan Bin Mohd Zainol**  
*Chairman*



**Mohd Imran Tan Sri Mohamad Salim**  
*Group Managing Director*



## PUTRAJAYA HOLDINGS

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

Glomac was founded on the vision, passion and determination of two entrepreneurs who aspired to develop inspiring places to live and work in. The founders of the Group, Tan Sri Dato' FD Mansor, Group Executive Chairman and Datuk Richard Fong, Group Executive Vice-Chairman, joined forces to establish the Group in 1988 and have since delivered value beyond expectations in every Glomac project.

Currently helmed by Datuk Seri FD Iskandar, Group Managing Director/Chief Executive Officer; today, Glomac Berhad comprises more than 55 subsidiaries with involvement in every facet of the real estate business encompassing property development, property investment, construction, property management and car park management.

Glomac Berhad was listed on the Main Board of Bursa Malaysia Securities Berhad on 13 June 2000 and has established a trusted reputation as a responsible and visionary property developer with its solid record of developing townships, residential, commercial and mixed development properties. To-date, the Group has completed more than a total sales value over RM8.8 billion and moving forward Glomac is in the midst of launching more than RM900 million worth of properties.

As a long term player committed to escalating its presence in the real estate market, Glomac is continuously planning and designing new projects for its existing landbank, evaluating new landbank opportunities and looking out for new opportunities in the country; with particular focus on the prime Greater KL area where the Group is well established.

## PUTRAJAYA HOLDINGS and VERITAS

The relationship between VERITAS and Glomac has endured almost 20 years. It all began when David M Hashim, VERITAS Design Group President, met Datuk Richard Fong of Glomac at a social function in 2000. A formal introductory presentation was soon thereafter made by VERITAS to Tan Sri Dato' Mohamed Mansor and his son Datuk Seri Fateh Iskandar. VERITAS were invited to propose a design scheme for a 3.22 acre piece of land near to Glomac's office in Kelana Jaya. VERITAS were eventually selected as architects for this shop-office complex, and the GLOMAC Boulevard was completed in 2005.

Building on the success of this first project, Glomac invited VERITAS to propose design solutions for several developments in the Klang Valley. The Glomac Galleria retail development in Sri Hartamas, completed in 2010 and the 32-storey Menara Prestige office tower at KLCC, completed in 2012 were 2 high-profile projects during this period. In 2007, Glomac acquired 6.83 acres of land in Damansara Utama and after a rigorous selection exercise, engaged VERITAS as architects for a sprawling mixed-use development of 1.5m sf 5.1 plot ratio which eventually became known as GLOMAC Damansara.

It was soon decided that Glomac Damansara would house the 16-storey Headquarters of Glomac itself, so VERITAS got to work on the design of that important component and the entire development was completed in 2015. Meanwhile in 2013, VERITAS was engaged to design the Glomac Centro mixed-use development project in Bandar Utama. About the same time, together with one of its JV partners Pembinaan Punca Cergas, GLOMAC engaged VERITAS for one phase of this Aman Putri township in Sungai Buloh, which was successfully completed in 2020. Most recently, VERITAS is working on the design of GLOMAC Danau, an exciting exclusive lake-front residential enclave in the heart of Puchong.







**WESTERN TRANSPORTATION TERMINAL**

Location : Putrajaya  
Completion : 2007



<b>Introduction</b>	<b>5</b>
<b>Ministry of Natural Resources &amp; Environment <i>Putrajaya</i></b>	<b>7</b>
<b>Putrajaya Bus and Taxi terminal <i>Putrajaya</i></b>	<b>13</b>
<b>Western Transportation Terminal <i>Putrajaya</i></b>	<b>19</b>
<b>Everly Hotel <i>Putrajaya</i></b>	<b>25</b>

Contents

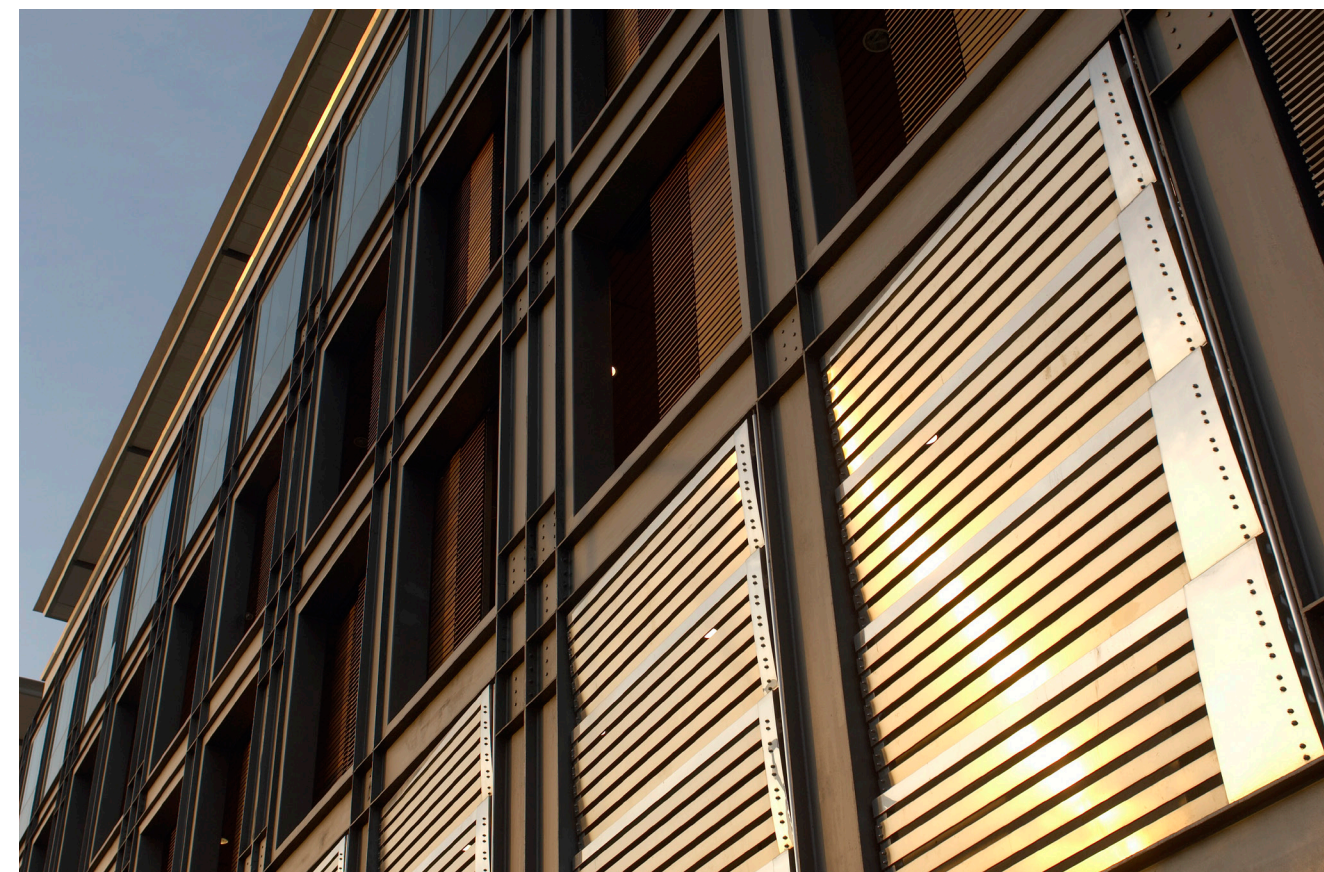


# Ministry of Natural Resources & Environment *Putrajaya*

The design brief called for 4 separate ministry buildings on 4 adjacent lots, intersected by the Central Boulevard of Putrajaya. In response, we seized the opportunity to create a gateway framing the Central Boulevard of Putrajaya within the symmetrical axis of all 4 towers. The plan of the 4 towers traces a motif of 4 interlocking circles on plan, in the tradition of geometric Islamic forms. This gesture delimits the threshold between the formal civic precinct and the commercial precinct, creating a node along the ceremonial boulevard. Amongst them, the Ministry of Natural Resource and Environment (lot 4G3) sits on the north of the site. The 18 storey tower extruded from the elliptical plan is differentiated from the 6 storey podium.

The tower is disengaged from the podium, creating a sky lit atrium in between. The atrium extends the spaces of the public boulevard into the building, forming an internal street. Diffused with natural light, lined with greenery below and drawing in breeze, the open atrium provides a shaded respite from the unprotected vastness of the boulevard and the confined offices. This atrium epitomizes the blurring of boundaries between the outside and inside. The tower rises up from slits, cut into the ground, creating a sunken garden that brings daylight and natural ventilation to the carpark below, dispelling the notion that a basement carpark needs to be a dark, airless space. The wider sides of the elliptical tower are orientated towards the north-south, to reduce thermal exposure. Aluminium brise soleil is concentrated at the western tapered end of the building to protect it from the afternoon sun.

The tower is sheathed in glass; at the tapered eastern corner, ascending sky gardens become caches of greenery that catch the morning sun, a series of eyries designed for frequent utility. The podium façade is expressed as an intricate steel frame inset with sliding screens of slatted timber - opaque during daytime, transforming into a transparent veil revealing offices behind at night. Within the embrace of the tower and podium, a community surau is nestled in lush greenery, forming a focal point of the subtly delineated courtyard. Building thermal simulation studies were done to verify the effectiveness of the site planning strategy and passive shading devices. The overall energy consumption of the building is calculated at 136 kWh/m<sup>2</sup>/year (OTTV of 45 W/m<sup>2</sup>) which ranks among lowest 5% in Singapore and Malaysia.



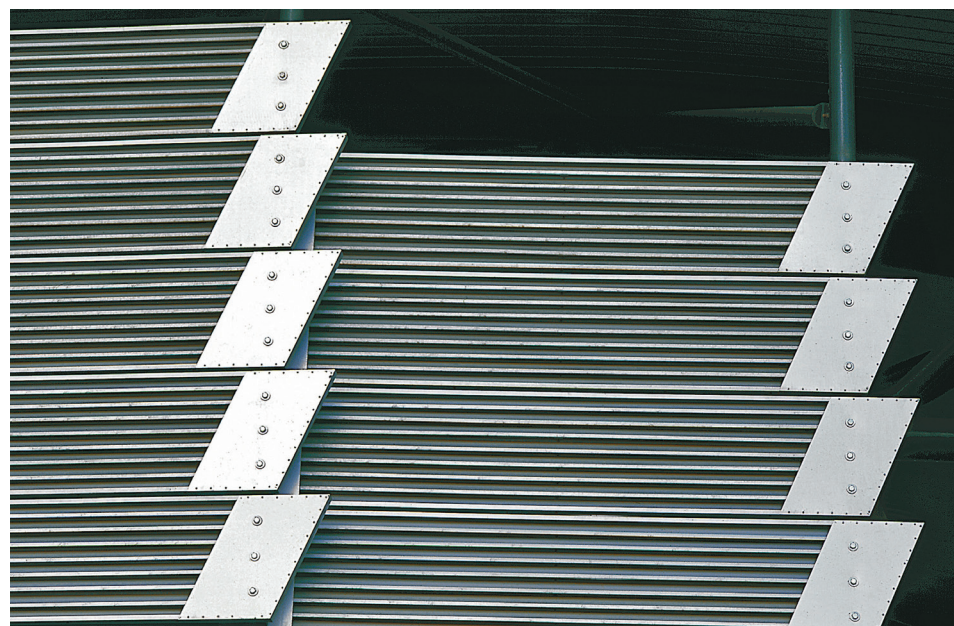


# Putrajaya Bus & Taxi Terminal

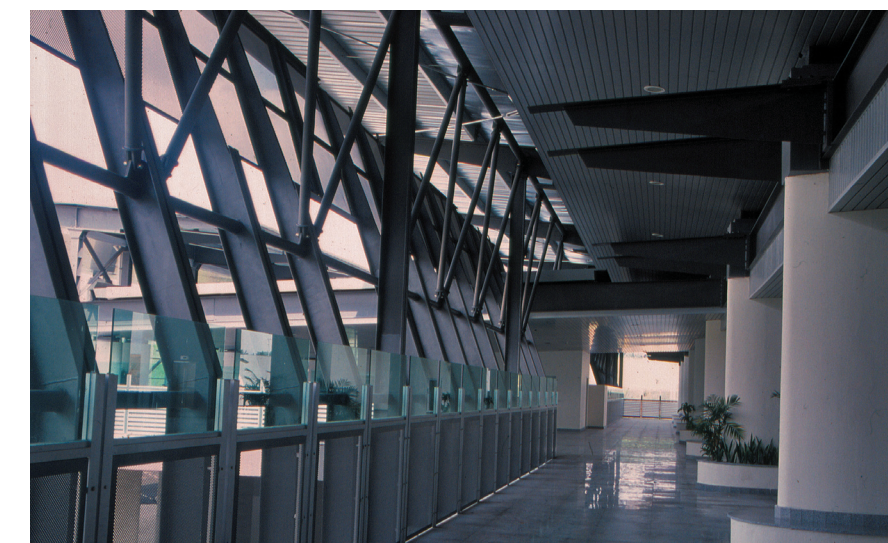
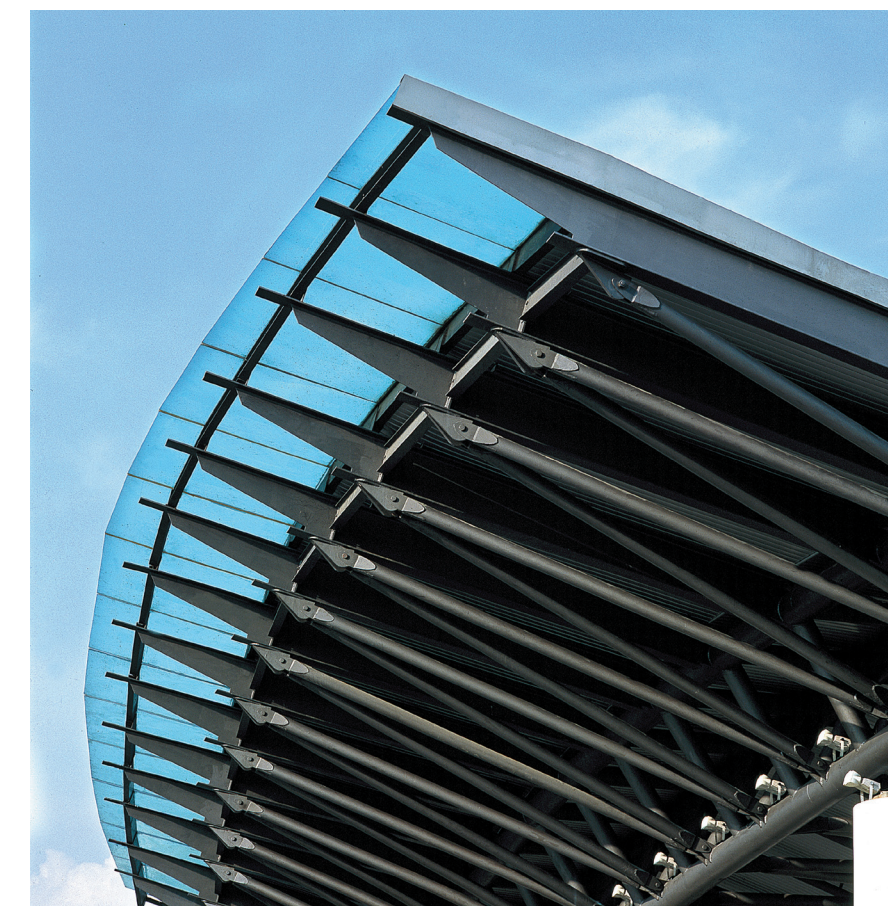
## Putrajaya

The Putrajaya Bus and Taxi Terminal is proposed in service of the initial phase of the new government administrative centre, pending the completion of the main transport terminal on the western edge of Putrajaya. In line with the Garden City ideals of Putrajaya, the bus terminal was planned as an open shelter set upon a platform space, inset with greenery. The platform is a configuration of 8 sawtooth bus bays, arranged in a linear configuration parallel to the street front. 5 overlapping curved roofs form a gently undulating profile to break down the visual impact of the platform's 120m perspective. Each roof module is supported on 2 long 'banana shaped' steel frames. Cantilevered over 3 steel columns, each roof module is a unit in a series of light umbrella roofs which form the primary building envelope. The curve of the roof modules are calibrated to flow with the differing height requirements of different areas. The highest part of the roof allows buses to tuck underneath them, whereas towards the edge, the roof line dips in between bus bays to better shelter the passenger platform.

The passenger waiting platform becomes an outdoor room. Instead of walls, the boundaries of the spaces are delimited by custom-designed aluminium roof canopies, and floor-mounted translucent screens. Brise soleil in an overlapping fish scale pattern are suspended strategically at the edge of the platform space. The various weather devices work together to protect passengers from the rain, sun and glare of the tropical climate. The interconnectedness of the spaces, in a signature gesture, tenuously links the passengers' consciousness with the great outdoors, if only by suggestion rather than a statement. This theme is taken further by the incorporation of pockets of landscape between the roof canopies. Rainwater sheds openly from the roof into an egg-shaped catchment trough. These natural elements add an unexpected element of contrast within the utilitarian environment of a bus terminal.







## Western Transportation Terminal

### *Putrajaya*

Designed as a transportation hub integrating multiple modes of public transportation under one roof, the Western Transportation Terminal is logistically and literally speaking—the gateway into Putrajaya. The 3-storey terminal complex houses an express shuttle train travelling from the (KLIA) Kuala Lumpur International Airport into the Kuala Lumpur city center, a monorail station servicing Putrajaya, local bus terminals and taxi stations. The structure is conceived as an assemblage of open pavilions linked to the Main Concourse, the spine and anchor for the multiple components of transportations. This public space cuts across the divisive rail tracks, unifying the entire scheme in a single, uncompromising gesture. An architecture without walls; the construction of a wall is a gesture of confinement, and the Western Transportation Terminal seeks to free the spaces of absolute boundaries. Place-making in this context eschews definition by walls, and the boundaries between the external and internal become tenuous, loose. In its place, the bare steel frame stands as the only separation between the outside and inside, elegantly expressing the integrity of the structure in all its honesty.

The consistent datum of the steel modules break at the main entrance as the steel members rise in a soaring crescendo befitting the announcement of an arrival. Glass roof canopies, permeable screens of glass and perforated metal screens bring in generous daylight, and the external surroundings are never out of sight, suggesting a constant connectedness to the outdoors. The combined result is an unobstructed sightline of the entire expanse of floor area, and the unmistakable sense of spaciousness. The Main Concourse, waiting areas, and train platforms are open and naturally ventilated, to reduce energy consumption during long operational hours.





## Everly Hotel

### Putrajaya

The site of the hotel is a crescent-shaped lot confronting the sweeping panoramic vista of the Putrajaya Wetlands' Waterfront. The hotel is flanked inland by commercial and residential districts, sharing waterfront views of government offices across the water with the Alamanda Shopping Complex. Based on the area's demographic, Z10 is branded a 3-star business hotel targeting the office class of Putrajaya and visitors of leisure.

The building hugs the curvilinear profile of the waterfront, increasing water frontage and allowing every room to have views dramatic views of the water. Ceiling heights of the rooms are carefully controlled in order to maximize the number of rooms with the prevailing height restriction. As a result of this, the massing is long and low, and steps down in a series of terraces towards the waterfront.

Poolside facilities and public spaces are arrayed on a cascade of descending crescent terraces orientated towards the panorama, with generous pedestrian links to connect the hotel to the public realm of the wetlands boulevard. The public realm of the boulevard seamlessly merges into public spaces of the hotel. Boundaries are gently blurred between the public and private realm of the building. The hotel negotiates the transition between the denser urban landscape of the surrounding precinct buildings and the open vista of the waterfront. This is reflected in the sequence of spaces the casual pedestrian experiences whilst walking through the buildings and the differentiation between the detailing of the waterfront façade and inland façade. Louvres and other sun-shading devices are employed on the façade to minimized solar heat gain. Locally sources materials and Malaysian influences are consistently used throughout the interiors of the building.



# VARIOUS UNREALISED PROJECTS

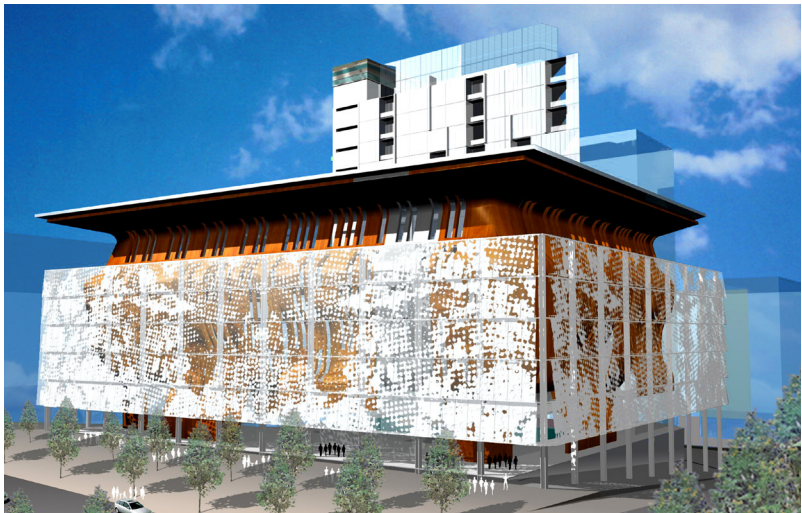
Experian Headquarters  
*Putrajaya*



Hevea  
*Putrajaya*



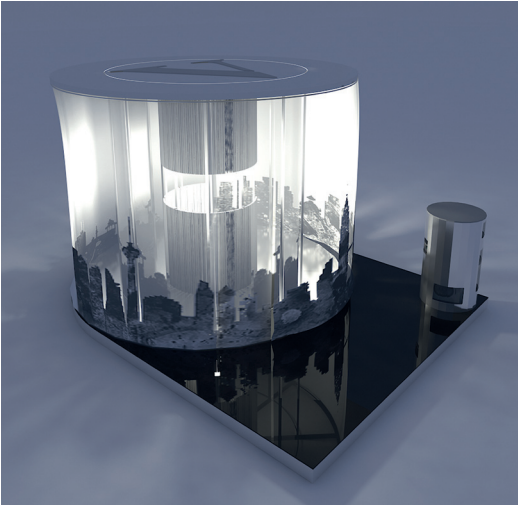
3C6  
*Putrajaya*



Putrajaya Boathouse  
*Putrajaya*



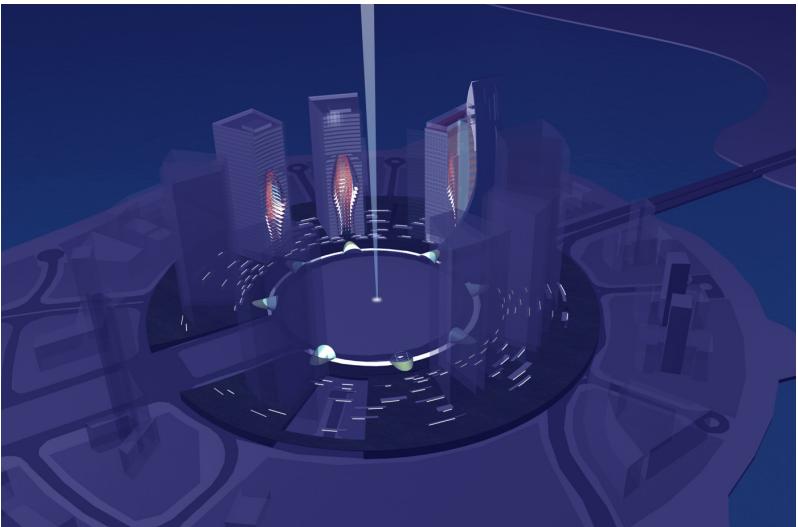
LAMPU  
*Putrajaya*



Millennium Monument  
*Putrajaya*



4G9,10&11 Ministry Offices  
*Putrajaya*





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