



IJM LAND

VERITAS
retrospective



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 36 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.

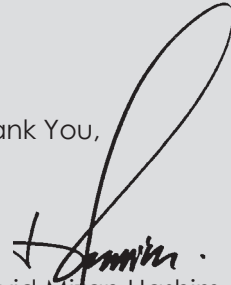
And along the way, the world has evolved from a cluster of isolated national economies, to become the global inter-connected trading ecosystem of the 21st century. What a ride it has been! And it is a journey to which VERITAS and our Clients have contributed so much.

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 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 Dato' Tan Boon Seng @ Krishnan
Non-Executive Chairman



Mr. Lee Chun Fai
Chief Executive Officer & Managing Director

IJM LAND

IJM LAND BHD

This edition of RETROSPECTIVE is dedicated to the long-standing relationship between VERITAS and IJM Land Bhd., a subsidiary of IJM Bhd., which is one of the most established and successful construction, industrial, infrastructure and property conglomerates in Malaysia today.

Headquartered in Selangor, Malaysia, IJM Bhd's regional aspirations have seen it establish a growing presence with operations spanning 8 countries, with primary focus on Malaysia, India, the Middle East and China. IJM Bhd's phenomenal growth over the past four decades has been the result of its unwavering focus on its core competencies, diversification into strategically related businesses and selective expansion into new markets.

IJM Bhd's undertaking as a property developer began as a natural progression from its experience in the construction business. The group's property division, led by IJM Land Bhd. has emerged as one of the largest property developers in Malaysia with sprawling townships, commercial buildings and high-rise condominiums in key growth areas throughout the country.

Since 1989, IJM Land has been redefining the property landscapes in the region. Beyond the world-class integrated waterfront development and townships delivered, IJM Land is committed towards creating a positive legacy for communities to live well and thrive. IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams it has made real.

As a result of its focus, expertise and strong commitment to ESG, IJM Land has been the recipient of numerous local and international awards for its development projects as well as for its high standards of corporate social responsibility and governance.

IJM AND VERITAS

The relationship between VERITAS and IJM Land has endured for more than 20 years. It all began in 2000 when the VERITAS Penang office was approached by IJM Land's team in Penang, led by Mr. Karam Singh, to undertake the planning and architectural services on 2 new landed housing projects in Taman Jawa, Butterworth and Taman Idaman, Simpang Empat. Shortly after the successful completion of these two modest but successful residential developments, a new leader of IJM Land in Penang emerged in the form of the dynamic and entrepreneurial Dato' Toh Chin Leong.

VERITAS Penang Principal Eric Tham was determined to maintain the momentum of VERITAS' service to IJM Land and so committed to provide Dato' Toh and IJM Land with exceptional professional services by a dedicated team of designers and technical support staff. The result of this mutual trust and professional relationship was the invitation in 2010 to take a leadership role in the design of the Light Collection phase 1, IJM Land's flagship residential development on reclaimed land off the Jelutong Expressway in Penang. Working with 3 other local architectural firms, VERITAS set the theme and tone for the development. It designed the showroom and took charge of the architectural services of the central feature of the project; the water villas and condo towers. In 2013, the completed project won numerous design awards.

Meanwhile, other projects in Penang were brewing, and eventually VERITAS was hired as architects for the Trehaus, an up-market residential development in Bukit Jambul comprising landed homes and strata-titled apartments (completed in 2019), and the Terraces an affordable high-rise condominium in Bukit Jambul which is currently under construction.

In 2016, IJM Land decided to proceed with phase 2 of the Light Collection and engaged VERITAS for two pairs of high-rise towers, the Mezzo on the southern border and the Essence on the northern border. These are now under construction and when completed will frame the waterfront masterplan with the new exhibition centre and retail complex.

But not all work done for IJM was in Penang. Having struggled with a high-rise housing development outside Hyderabad in India, IJM Land engaged VERITAS to redesign and eventually complete the Raintree Apartments, and the project was successfully completed in 2019. Also in 2022, VERITAS was selected to re-plan Sebanu Cove resort development outside Johor Bahru.

Of course, not all projects for which IJM had engaged VERITAS have materialised, but hopefully they will in future. A masterplan for an integrated waterfront development in Medan, Indonesia is on the back-burner as is the possible/eventual redevelopment of the Holiday Villa in Subang, Selangor. A joint-venture proposal to the Malaysian government on the development of the Ampang Park site in Kuala Lumpur recently acquired by MRTco (the public owner of the Mass Rapid Transit project) is also on hold. And most recently, VERITAS was engaged as architects to design IJM Bhd's future Head Quarters at Pantai Sentral in Kuala Lumpur, a project that hopefully will be realised.

As the working relationship between IJM and VERITAS expanded and strengthened over the years, so too did the professional connections between their leaders. VERITAS President David M. Hashim has built an enduring professional relationship with IJM Chairman Tan Sri Krishnan Tan as well as other IJM senior management figures such as Group CEO Mr. Liew Hau Seng, Dato' Edward Chong and most recently IJM Land's new CEO Datuk Wong Tuck Wai. This bodes well for the future of the relationship between VERITAS and IJM Land, which will hopefully continue to grow for many more years to come.

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Taman Idaman

Simpang Empat, Penang

Taman Jawa is a low density development consisting of 138 units of terrace and 2 units of semi-detached housing and situated in the center of Butterworth, Penang. Taman Jawa consists of 2 storey terrace houses and 2 storey semi-detached houses. The 2-storey terrace houses have a land area of 1540 sf with buildup area of 1950 sf which also come with 5 bedrooms and 3 bathrooms. The semi-detached units come with a 3000 sf land area and a 2400 sf of built-up area and consist of 5 bedrooms and 4 bathrooms. A recreational park and a public hall is also provided for the development. Strategically located within walking distance to the public transport hub, Penang Sentral where the Butterworth Bus Terminal, taxi stands, Butterworth Railway Station and the Penang Ferry Terminal are located. Other amenities such as banks, police station, clinics and wet market are also conveniently located within 1 km distance away from Taman Jawa. The development was completed in March 2008 and C.F. was obtained in June 2008.



Taman Jawa

Butterworth, Penang

Taman Idaman is a freehold residential development located in Simpang Ampat, Seberang Perai Selatan, Penang. Taman Idaman Phase 1-C "Le Jia" comprises of 35 units of 2 storey terrace houses with land area of 1300 sf and built up area of 2300 sf. It is equipped with 4 bedrooms and 3 bathrooms. The scheme is part of the overall masterplan for Taman Idaman. The scheme aimed to provide a modern contemporary residential product to an exciting Masterplan located in Seberang Perai Selatan, Penang. The scheme was completed in April 2008 and C.F. was obtained in July 2008.





The Light Collection 1

Jelutong, Penang

Light City is a mega mixed-development project located on reclaimed land near the Jelutong Expressway. The Light Collection is the name of the 1st phase of the residential component of the development, which is divided into 4 separate parcels, each with a different theme and residential mix. The Light Collection I is one of these parcels.

As with any artificial or man-made environment, the Light Collection I is an attempt to set the terms in which built form negotiates with the natural context. From the outset during the planning of the project, priority is given to the waterfront views south of the site. Road access is planned north of the site, to reduce the number of possible obstructions to the site. The 176 units apartments interspersed over 8 stories are arranged north of the site, enclosed on its longer side by a row of 24 units of 3 storey 'type A' linked townhouses, arranged in a V-shaped formation to break the visual monotony of the grid. The long canal becomes the separator that both apartment blocks and townhouses overlook, like a long, linear courtyard. This body of water is directly linked to the canal that leads to the open sea. The purpose of this is to permit both typologies to experience the changing tides of the sea, effectively bringing the waterfront into the confines of the development via this canal. In this way, each townhouse would also have its own private waterfront.

Both typologies share a common access to an underground basement, below water level. This is especially pertinent for the townhouses. Each townhouse has its own dedicated car park space below ground level, to ease congestion on the external roads cape and to reserve the internal roads cape, to a certain extent for pedestrians only.



Tréhaus

Bukit Jambul, Penang



Tréhaus is an exclusive low-density residential development nestled within an enclave of Bukit Jambul in Penang. Comprising of 26 units of semi-d villas and 46 units of exclusive condo villas, the development is surrounded with lush greenery and an exceptional view of the Straits and Penang Bridge.

The 26 units of two and three story semi-d's are designed in tiers with elevated floor plates to achieve maximum views of the surrounding landscape. The arrangements of the plots are also in tiers to minimize earth cutting while maintaining the natural form of the hill.

Types A and B of the semi-d's are designed as 3-storeys high because they are located further inside the site and to achieve unobstructed views. Type C units of the semi-d's face the main road of Lebuh Bukit Jambul and are designed as 2 storeys high to compliment Type B. The 2 blocks of 12-13 storey condo villas are located near the orchard. It is designed with only 2 units per level, as an exclusive "semi-d in sky" with every unit facing remarkable views of Penang Bridge.





Raintree Park Dwaraka Krishna Vijayawada, India

Raintree Park Dwaraka Krishna Phase II is an exclusive array of luxury apartments covering a 5 ac site in Andhra Pradesh, India. The Phase II residential development is an extension to the existing phase I development and is situated opposite to Acharya Nagarjuna University in the new capital region. The self-contained housing scheme is made up of 632 apartments units of two and three bedroom configurations, complete with local amenities, club house and a school.

The overall design of the layout is based on a traditional Hindu system of architecture called Vastu with a primary requirement for the main entrances of the units to be South-facing. The configuration of the apartment block is designed in a staggered manner starting from the South to North orientation, capping off each level with rooftop gardens.

The U-shaped rectilinear structure accommodates at least 54 units per floor on the lower levels, tapering upwards with 44 units per floor on the upper levels. With the introduction of corridors, the bulk of the building is split vertically creating a break between each section of the massing and also the building façade. This in-turn provides room for natural ventilation and a separation between each apartment unit, hence affording the concept of "Villa in the Sky".



Mezzo

The Light City, Penang

With spectacular views of the Straits of Malacca and the Penang Bridge, the location of the Mezzo at the waterfront of The Light City integrated development is undoubtedly unmatched. The project consists of two 34-storey towers comprising a total of 456 residential units.

The development compliments the integrated master plan of The Light City, which includes a convention center, retail mall, office tower and hotel. Residents are treated to well-organized common facilities and a seamless connection to the city and pedestrian waterfront promenade right at their doorstep.



Essence

The Light City, Penang

Another residential component of The Light City that will complement the overall development is The Essence. The Essence is a notch up from The Mezzo and is on par with other top-tier residential marina developments in Malaysia. It has a 180-degree unobstructed view of the sea, creating a new skyline for Penang Island.

The development also compliments the integrated master plan of The Light City while enjoying the seamless connection to the retail mall and promenade. With only 310 units, it is a low-density development to ensure maximum privacy and exclusively to its residents



The Terraces

Bukit Jambul, Penang

Located next to the Bukit Jambul road, The Terraces condominium sits on a hilly terrain overlooking Bayan Lepas and the Penang International Airport. There are 4 basement carpark floors and 3 podium carpark levels. The 34-storey minimalist/modern tower consists of only 410 units in a highly efficient and cost-effective floor plan.

The development sets to serve the growing demand of the working population on the southern areas of the island in tandem with the ever-growing industrial hub in Bayan Lepas. It is also located next to the INTI College and within 5 mins of the USM main campus, an ideal location to work, play and start a family.



Sebana Cove

Pengerang, Johor

The New Sebana Cove development is envisioned to be the first integrated mixed-use and wellness-themed resort township in Johor. Located just next to RAPID Pengerang and 20km from the coastline, the New Sebana Cove shall become the node of Pengerang as the top destination for home seekers pursuing a healthy lifestyle as well as locals and foreigners seeking wellness and assisted living homes.

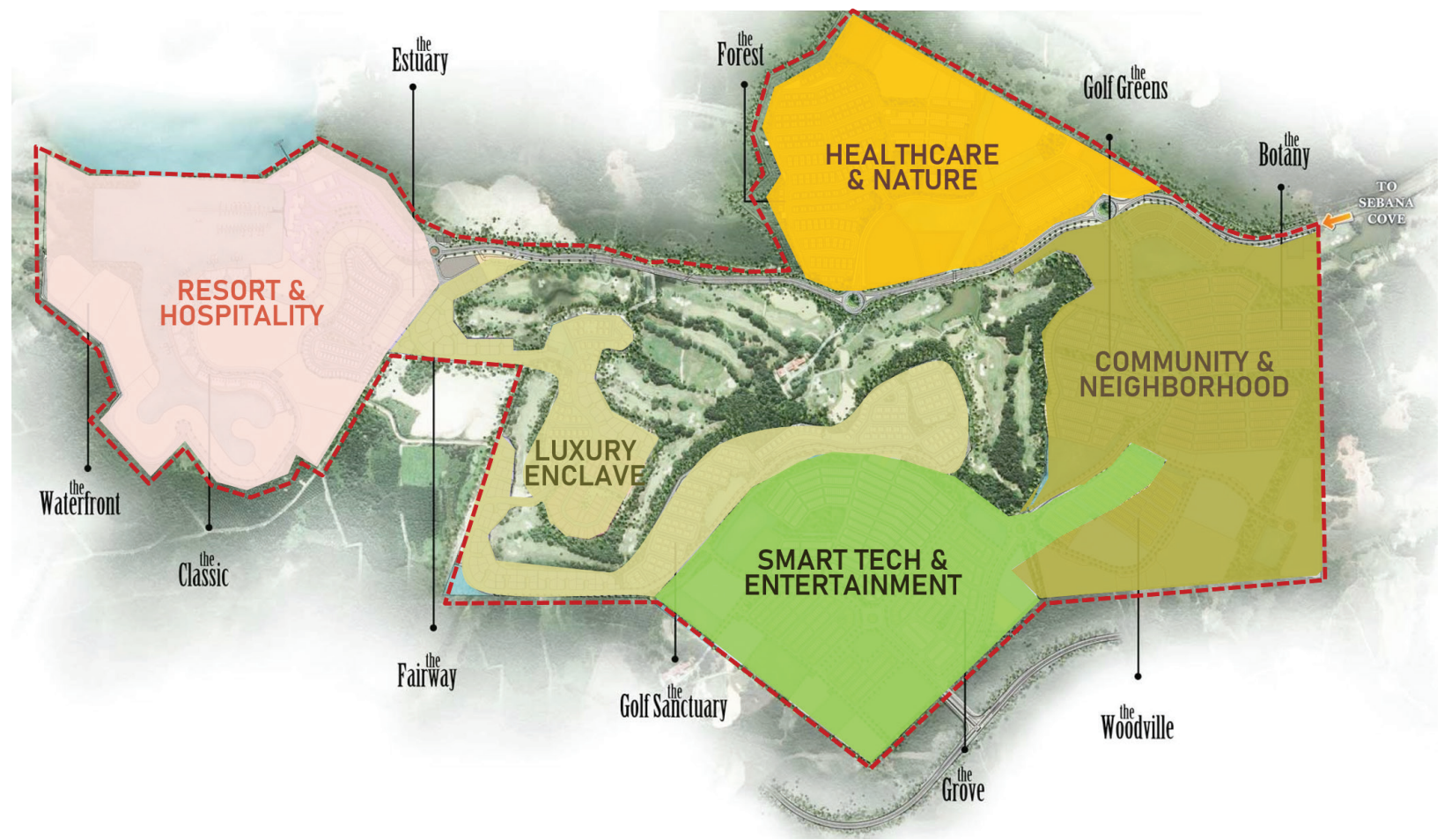
The New Sebana Cove pioneers a comprehensive community-oriented masterplan integrated with healthcare and wellness living ecosystem embodying landed residences, healthcare and supporting medical facilities, wellness retail and a Business Hub, as well as Wellness Living Residences.

Zone D is uniquely crafted to provide healthy and comfortable living in a holistic master plan. Inspired by the natural setting of Sebana Cove, the design concept applauds the harmony between man and nature. The Wellness Park overlooking Sebana River serves as the green lung, pivoting each of the components in the master plan. Buffer zones are utilized as green belts encouraging active and healthy lifestyle. Healthcare and wellness facilities are equipped with a helipad for alternative transporting measures. Wellness Residences are mindfully designed with universal design and assisted living facilities. Sustainable design strategies serve as the basis of all architectural design.

Zone B is designed to be a self-sustainable mini township consisting of residential homes ranging from luxury golf course villas to affordable housing catering to the needs of all, institutional developments for the daily needs of the community; and a business hub for retail and workspace complementing the RAPID master plan.

All these elements collectively render the New Sebana Cove as the ultimate one-stop oasis for the body, soul and mind.

POTENTIAL DEVELOPMENT COMPONENT OVERALL MASTERPLAN



The Light Collection Showroom & Gallery

Jelutong, Penang

The showroom and gallery for IJM's Light Collection development is located in 3,000sf of floor area on Level 16 of the IJM Head Quarters in Penang. The showroom overlooks the Jelutong Expressway and the development site itself, providing visitors with an awe-inspiring and unencumbered view of the rising project.

The showroom and gallery interior were designed with a minimalist but luxurious ambience so as not to overwhelm the materials being showcased: several architectural models and rendered perspectives of the Light Collection project. Discussion rooms, lounge areas, offices and other amenities support these activities.



VARIOUS UNREALISED PROJECTS

IJM Bandar Perda
Perda, Penang



IJM Permatang Tinggi
Bukit Mertajam, Penang



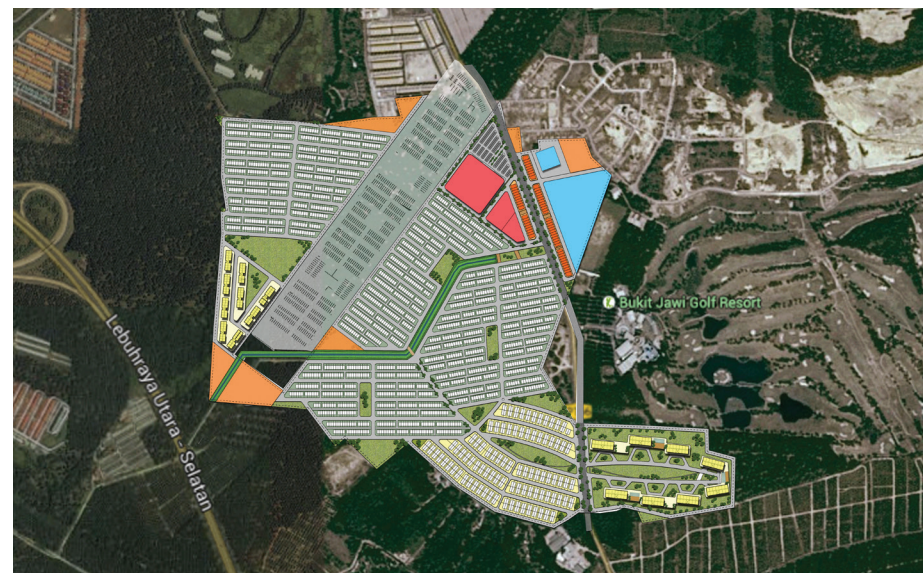
IJM KTM Land
Bukit Mertajam, Penang



IJM Jesselton Resort Home
Sandakan, Sabah



IJM Sempah Estate
Jawi, Penang



VARIOUS UNREALISED PROJECTS

IJM Medan Masterplan
Medan, Indonesia



IJM Pantai Sentral Park
Bukit Kerichi, Kuala Lumpur



IJM Ampang Park
Ampang, Kuala Lumpur



IJM Holiday Villa (ID)
Jalan Mayang, Kuala Lumpur



IJM Corporate HQ
Bukit Kerinchi, Kuala Lumpur



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