april 2024

VERITAS
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A VERITAS DESIGN GROUP PUBLICATION

Selamat Hari Raya to all our Readers!

Welcome to the April’24 edition of VERITAS E-news! In this issue, we're thrilled to showcase several noteworthy institutional and educational projects by VERITAS. Stay tuned to explore these innovative developments that are shaping the future of learning and institutional design.

For a deeper look into any of our projects or initiatives, feel free to reach out. Enjoy discovering what makes this month's VERITAS E-news special!

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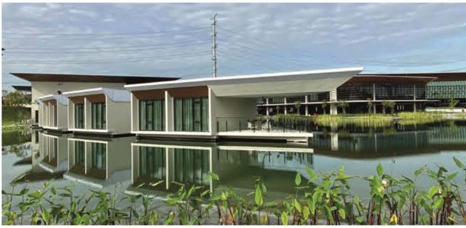
PETRONAS Leadership Centre

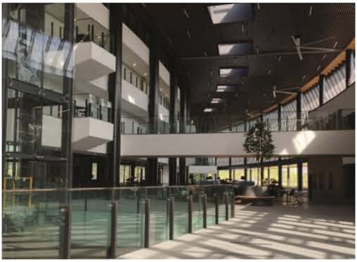
Bangi, Selangor

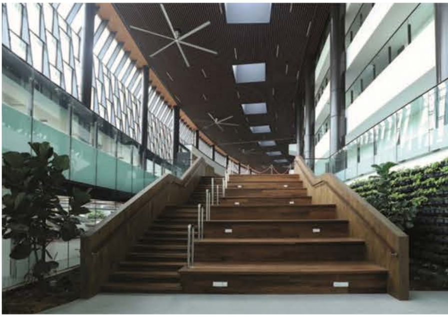
https://theveritasdesigngroup.com/?s=PETRONAS+Leadership+Centre

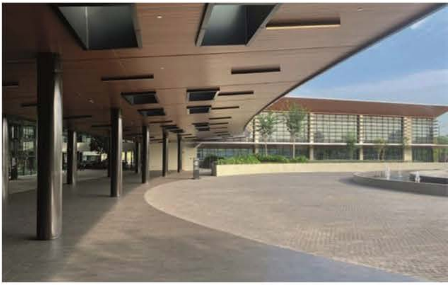
The new Petronas Leadership Centre, spanning 14 hectare near Bangi, Selangor, is designed for social collaboration and innovative learning, aligning with Petronas' corporate culture.



The campus layout fosters interaction among employees and integrates a curved pedestrian spine linking all facilities, enhancing visual and physical connectivity.







Classrooms, accommodations and public areas are interconnected by pedestrian bridges, integrating with the landscape and a manmade lake to create a cohesive and interactive environment. The unique building form, developed from the site's physical demands, introduces a dynamic silhouette to the area. Completed in 2022 for Petroliam Nasional, the design moves beyond traditional layouts to celebrate organizational values and adaptation to local conditions.

Sekolah Menengah Pendidikan Khas Bumbong Lima

Kepala Batas,Pulau Pinang

The building was designed to foster a sense of belonging and self-worth among users with different abilities. It incorporated the diverse needs of those with physical limitations into the architectural design, providing solutions that enhanced accessibility for all users.

NOVEMBERALPHA

The design aimed to eliminate barriers that could prevent access for children with Special Educational Needs (SEN), disabled staff, and visitors. The project was completed in 2021 for the Ministry of Education Malaysia, ensuring inclusive access to services for differently abled users.

Sekolah Menengah Pendidikan Khas Merbok

Merbok, Kedah

The school was designed to accommodate 800 disabled vocational students and features comprehensive barrier-free facilities, including workshops, hostels, staff quarters, and sports facilities. Inspired by the shape of fingers, the architecture includes a three-story academic block and workshop.

Central to the design is a 'spine' that connects all the blocks, including the administration building, forming a three-level promenade that facilitates efficient and easy movement for the students.

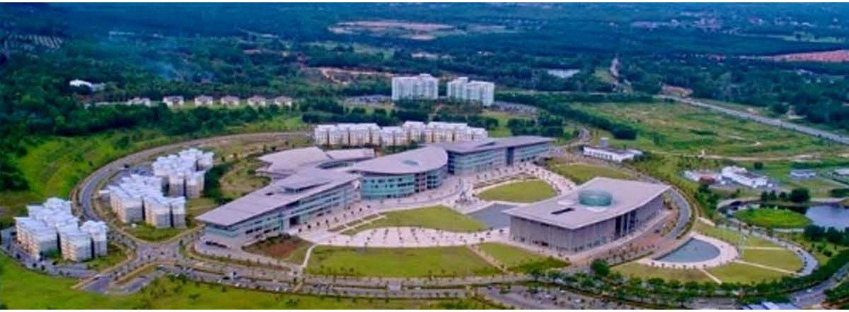
At the spine's end lies the student co-curricular activity center, which flows into a multipurpose canteen hall, also linking the library and surau.

This project, completed in 2016, seamlessly integrates essential amenities with innovative architectural design to support and enhance the educational experience for disabled students.

Asian Institute of Medicine, Science & Technology University (AIMST)

Bedong, Kedah

The Asian Institute of Medicine, Science and Technology in Kedah, designed to accommodate 6,000 students, is set on a picturesque 90-hectare site backed by wooded hills.

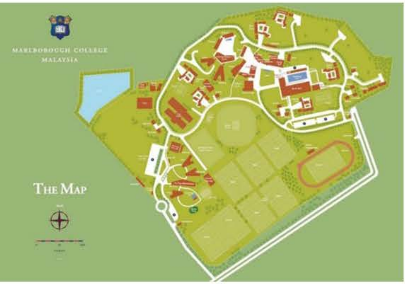


VERITAS Landscape collaborated with Hijjas Kasturi Architects to create a master-planned campus-style university that leverages parkland to enhance its aesthetic and environmental appeal. Key features include a stately boulevard that connects the main road to the university core, offering tranquil views of new lakes, sports fields, expansive lawns, and a mosque. This well-integrated environment provides students with a beautiful and inspiring place to live and study. The project was completed in 2006.

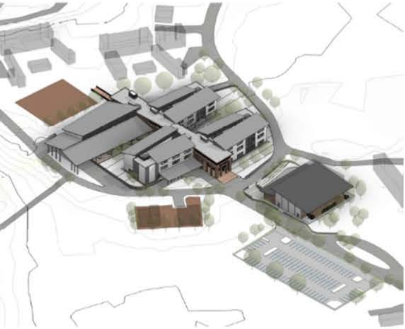
Marlborough College

Iskandar Puteri, Johor

Marlborough College Malaysia, the first international branch of the esteemed UK school, occupies a 35 hectare campus artfully blending arts and sports facilities into its landscape.



The design, led by VERITAS in collaboration with HOK Architects, features a mix of modern colonial and tropical styles, especially in the light-filled Sixth Form Centre. The preparatory school includes administrative offices, a dining hall, a library, science labs, and 30 classrooms, all aligned with the campus's cohesive aesthetic.



The landscape design, also by VERITAS, integrates tree-lined avenues and geometric

courtyards to create a seamless indoor-outdoor connection, enhancing the campus with barrier-free pathways and visually engaging spaces. Completed in 2019, the design ensures functionality while maintaining aesthetic appeal, embodying a holistic approach to educational architecture.

International School of Kuala Lumpur

Ampang Hilir, Kuala Lumpur

http://www.iskl.edu.my/

The International School of Kuala Lumpur's innovative new campus, nestled in the elite enclave of Ampang Hilir, spans 10.5 hectares and unites its elementary, middle, and high school divisions. Initially serving 2,000 students with room to grow to 2,500, the campus boasts state-of-the-art facilities including a performing arts center, dual gyms, two swimming pools, athletic fields, and a track, complemented by science labs and student lounges.

A sweeping spine and curvilinear design seamlessly blend learning and natural spaces, while themed landscaping, including an ecological garden and 'Nations of Trees', promotes a deep connection with nature and local culture. Finished in 2018, this VERITAS Architects, Landscape, and Environment collaboration champions environmental stewardship, earning a Platinum Green Building Index certification.

The campus not only enhances educational experiences through its 'Learning in Nature' concept but also fosters a unique sense of belonging for the school community.

Tropicana International School

Petaling Jaya, Selangor

http://www.tropicanacorp.com.my

The site is a 1.2 hectare plot of land located at the heart of a suburban residential enclave, bordered on its long side by a green belt buffering it from the New Klang Valley Expressway and surrounded on all other sides by a long-established residential enclave.

The school is intended to cater to students at all levels; from pre-school, primary, secondary, up to pre-university level.

The scope and ambition of its international program are matched by the brief to create an open learning environment, with subtle gradations of formality for each respective tier of education and a particular emphasis on sporting facilities as part of the well-rounded curriculum.

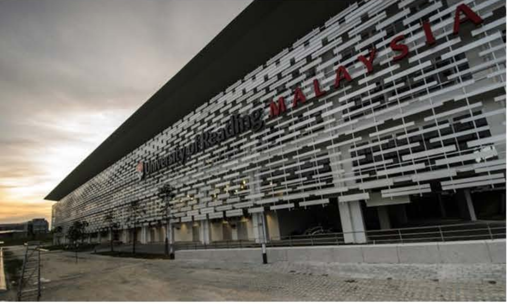
The challenge of this project was to fulfill the requirements of this extensive program whilst sensitively dealing with the demands its presence would impose on the infrastructure of the surrounding area. The project was completed in 2015.

University of Reading Malaysia Campus (UoRMC)

Petaling Jaya, Selangor

http://www.reading.ac.uk/malaysia/

The University of Reading Malaysia, part of Educity@Iskandar in Nusajaya, Johor, was established with a two-block design featuring a central courtyard that merges formal and informal educational spaces on a 3 hectares plot of land.



The four-story facility was enhanced with ethylene tetrafluoroethylene (ETFE) roofing to maximize natural lighting and included pedestrian bridges connecting classrooms and laboratories.

Offering courses in Law, Business, the Built Environment, Chemistry, and Pharmacy, the university catered to about 2,000 students with a staff of 400. The campus was completed in 2015.

Desa Parkcity International School

Desa Parkcity, Kuala Lumpur

http://www.isp.edu.my/

The International School @ Park City (ISP), a collaborative effort between Perdana Park City Sdn Bhd and Brighton Education Group Sdn Bhd, is situated in the award-winning Desa Parkcity township in Kuala Lumpur.

Covering a 1.2 hectares site, ISP serves 1,200 students aged 3 to 16, offering a curriculum based on the UK National Curriculum in an ideal learning environment.

Designed around a vibrant concept, ISP features architectural highlights such as protruding floating boxes, sky-view study pods, and interlinked courtyards and boulevards. The central boulevard, a wide corridor under a dynamically shaped roof that connects all four blocks, serves as the school's main entrance, meeting place, and gallery area.

The school was completed and opened to its first batch of students in August and September of 2010, respectively.

Metropolitan College
Subang Jaya, Selangor.

INTI
International College Subang

INTI
International College Subang

Originally established as Metropolitan

METROPOLITAN COLLEGE

College, Inti International College was designed to offer local twinning programs in collaboration with universities from Australia, America, and Canada.

The campus features three distinct blocks on a 0.97 hectares plot of land, each dedicated to a specific program, seamlessly connected through cloistered walkways. Central shared facilities, including the library, administration block, lecture hall, canteen, and main entrance lobby, foster a sense of community and accessibility.

Designed with expansive verandah corridors and breezeways that encircle a central courtyard, the campus offers an open, airy environment conducive to learning.

It accommodates 1,300 students and was completed in 1993.

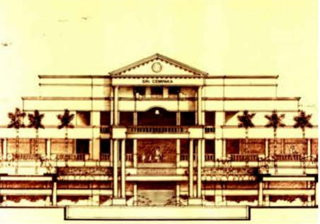
Sri Cempaka International School
Damansara Heights, Kuala Lumpur

Located in the prestigious Damansara Heights area of Kuala Lumpur, the Sri Cempaka International School features a 20-room, three-story educational building specifically designed for primary school students.

The school also boasts a 25-meter swimming pool, providing an excellent facility for aquatic education and recreation.

SRI CEMPAKA

This project, completed in 1989 covers a 9.3 hectare site, offering a spacious and well-equipped learning environment.



WHERE ARE WE FEATURED?

A VERITAS DESIGN GROUP PUBLICATION
April 2024

Revamping Affordable Housing: A Call for Innovation

https://www.utusan.com.my/ringgit/2024/03/rumah-mampu-milik-perlu-transformasi/

On 11th March, VERITAS Principal Azril Jaafar was featured in the Ringgit Edition of Utusan Malaysia. The article, titled ***"Rumah Mampu Milik Perlu Transformasi,"*** explored the need for flexible and innovative design approaches in affordable housing projects such as Projek Perumahan Rakyat (PPR). The piece emphasized the importance of adapting these projects to meet diverse needs and future demands.

MATA WANG AS$/RM 4.6880/4.6910 | EMAS 999 (1 GRAM) RM343.87 | SAWIT (TAN METRIK) RM4,090.50 | MINYAK WTI AS$78.01 /RM365.45 | BRENT AS$82.08/RM384.52 | GETAH (SEN/KG) SMR CV 1228.50 | SMR L 1218.50 | SMR 5 777.50

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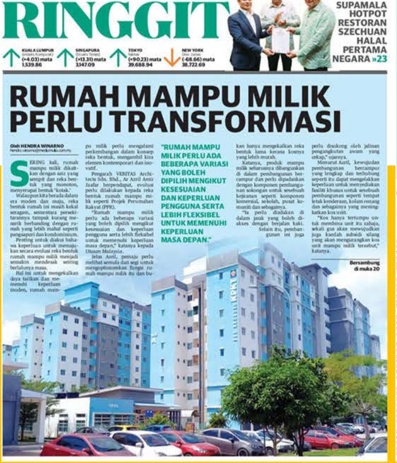


RINGGIT

KUALA LUMPUR (Indeks Komposit) (+4.03) mata 1,539.86
SINGAPURA (Straits Times) (+13.31) mata 3,147.09
TOKYO Nikkei (+90.23) mata 39,688.94
NEW YORK Dow Jones (-68.66) mata 38,722.69

SUPAMALA HOTPOT RESTORAN SZECHUAN HALAL PERTAMA NEGARA »23

RUMAH MAMPU MILIK PERLU TRANSFORMASI

Oleh HENDRA WINARNO
hendra.winarno@mediamulia.com.my

SERING kali, rumah mampu milik dikaitkan dengan saiz yang sempit dan reka bentuk yang monoton, menyerupai bentuk 'kotak.'

Walaupun kita berada dalam era moden dan maju, reka bentuk rumah ini masih kekal seragam, sementara persekitarannya tampak kurang menarik berbanding dengan rumah yang lebih mahal seperti pangsapuri dan kondominium.

Penting untuk diakui bahawa keperluan untuk memajukan secara evolusi reka bentuk rumah mampu milik menjadi semakin mendesak seiring berlalunya masa.

Hal ini untuk mengekalkan daya tarikan dan memenuhi keperluan moden, rumah mampu milik perlu mengalami perkembangan dalam konsep reka bentuk, mengambil kira elemen kontemporari dan inovatif.

Pengarah VERITAS Architects Sdn. Bhd., Ar Azril Amir Jaafar berpendapat, evolusi perlu dilakukan kepada reka bentuk rumah mampu milik seperti Projek Perumahan Rakyat (PPR).

"Rumah mampu milik perlu ada beberapa variasi yang boleh dipilih mengikut kesesuaian dan keperluan pengguna serta lebih fleksibel untuk memenuhi keperluan masa depan," katanya kepada *Utusan Malaysia*.

Jelas Azril, pemaju perlu melihat semula dari segi untuk mengoptimumkan fungsi rumah mampu milik itu dan bukan hanya mengekalkan reka bentuk lama kerana kosnya yang lebih murah.

Katanya, produk mampu milik seharusnya dibangunkan di dalam pembangunan bercampur dan perlu dipadankan dengan komponen pembangunan sokongan untuk sesebuah kejiranan seperti komponen komersial, sekolah, pusat komuniti dan sebagainya.

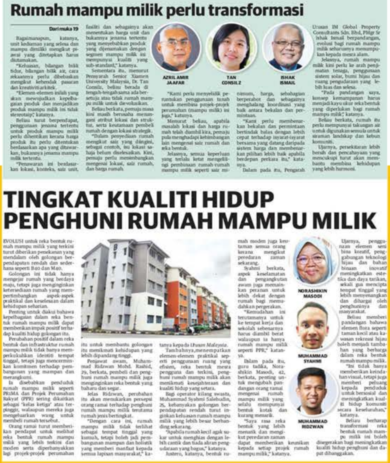
"Ia perlu diadakan di dalam jarak yang boleh diakses dengan berjalan kaki. Selain itu, pembangunan ini juga perlu disokong oleh jalinan pengangkutan awam yang cekap," ujarnya.

Menurut Azril, kewujudan pembangunan bercampur yang lengkap dan terhubung seperti itu dapat mengelakkan keperluan untuk menyediakan fasiliti khusus untuk sesebuah pembangunan seperti tempat letak kenderaan, kolam renang dan sebagainya yang meningkatkan kos unit.

"Kos hanya tertumpu untuk membina unit itu sahaja, sekali gus akan mewujudkan juga kaedah subsidi silang yang akan mengurangkan kos unit mampu milik tersebut," katanya.

"RUMAH MAMPU MILIK PERLU ADA BEBERAPA VARIASI YANG BOLEH DIPILIH MENGIKUT KESESUAIAN DAN KEPERLUAN PENGGUNA SERTA LEBIH FLEKSIBEL UNTUK MEMENUHI KEPERLUAN MASA DEPAN."

Bersambung di muka 20



Rumah mampu milik perlu transformasi

Dari muka 19

Bagaimanapun, katanya, unit kediaman yang selesa dan mampu dimiliki mengikut piawai yang ditetapkan harus diutamakan.

"Keluasan, bilangan bilik tidur, bilangan bilik air, cara rekaannya perlu dibebaskan mengikut kehendak pasaran dan kreativiti arkitek.

"Elemen-elemen inilah yang akan mewujudkan kepelbagaian produk dan menjadikan produk mampu milik ini tidak stereotaip," katanya.

Beliau turut berpendapat, penggunaan jenama tertentu untuk produk mampu milik perlu dihentikan kerana harga produk itu perlu ditentukan berdasarkan apa yang ditawarkan, bukannya jenama mampu milik tertentu.

"Penawaran ini berdasarkan lokasi, konteks, saiz unit, fasiliti dan sebagainya akan menentukan harga unit dan bukannya jenama tertentu yang menyebabkan produk yang dijenamakan dengan segmen mampu milik ini mempunyai kualiti yang sub-standard," katanya.

Sementara itu, menurut Pensyarah Senior Xiamen University Malaysia, Dr. Tan Consilz, beliau berada di tengah-tengah sama ada bersetuju atau tidak rumah mampu milik untuk dievolusikan.

Beliau berkata, pemaju masa kini masih berusaha menangani atribut lokasi dan struktur, serta keutamaan pembeli rumah dengan lokasi strategik.

"Dalam penyediaan rumah mengikut saiz yang diingini, sebagai contoh, isu lokasi sahaja belum diselesaikan. Kini, pemaju perlu menimbangkan mengenai lokasi, saiz rumah, dan harga rumah.

AZRIL AMIR JAAFAR

TAN CONSILZ

ISHAK ISMAIL

"Kami perlu menyelidik peruntukan penggunaan tanah untuk membina projek-projek perumahan (mampu milik) ini juga," katanya.

Menurut beliau, apabila masalah lokasi dan harga rumah telah diambil kira, pemaju pula menghadapi kebimbangan lain mengenai saiz rumah dan reka bentuk.

Jelasnya, semua keperluan yang terlalu ketat mengelilingi pembinaan rumah-rumah mampu milik seperti saiz minimum, harga, sebahagian berperabot dan sebagainya menghalang koordinasi yang baik antara bekalan dan permintaan.

"Kami perlu membenarkan bekalan dan permintaan bertindak balas dengan lebih cepat terhadap isyarat-isyarat bersama yang datang daripada sistem harga dan membenarkan pilihan lebih baik apabila berdepan perkara itu," katanya.

Dalam pada itu, Pengarah Urusan IM Global Property Consultants Sdn. Bhd, PMgr Sr Ishak Ismail berpandangan, evolusi bagi rumah mampu milik seharusnya menumpukan kepada mesra alam.

Jelasnya, rumah mampu milik kini perlu ke arah penjimatan tenaga, penggunaan sistem solar, bumi hijau dan ruang pengudaraan yang lebih luas dan selesa.

"Pada pandangan saya, konsep kemampanan harus menjadi kayu ukur reka bentuk yang diperlukan bagi rumah mampu milik," katanya.

Beliau berkata, rumah itu perlu mempunyai takungan air untuk digunakan semula untuk siraman landskap dan kebun komuniti.

Ujarnya, persekitaran lebih bersih dan pencahayaan yang mencukupi turut akan membantu membina kehidupan yang lebih harmoni.

TINGKAT KUALITI HIDUP PENGHUNI RUMAH MAMPU MILIK

EVOLUSI untuk reka bentuk rumah mampu milik yang terkini turut diberikan penekanan yang mendalam oleh golongan berpendapatan rendah dan sederhana seperti B40 dan M40.

Golongan ini tidak hanya mengejar rumah yang berdaya maju, tetapi juga menginginkan ketersediaan rumah yang mempertimbangkan aspek-aspek praktikal dan keselesaan dalam kehidupan seharian.

Penting untuk diakui bahawa kepelbagaian dalam reka bentuk rumah mampu milik dapat memberikan impak positif terhadap kualiti hidup golongan itu.

Perubahan positif dalam reka bentuk dan infrastruktur rumah mampu milik tidak hanya memperkukuhkan identiti tempat tinggal, tetapi juga mencerminkan komitmen terhadap pembangunan yang mampan dan merangkumi.

Ia disebabkan penduduk rumah mampu milik seperti PR1MA dan Projek Perumahan Rakyat (PPR) sering dikaitkan sebagai 'kelas ketiga' atau terpinggir, walaupun mereka juga mengeluarkan wang untuk membeli rumah tersebut.

Orang ramai turut memberikan pendapat untuk melihat reka bentuk rumah mampu milik yang lebih terkini dan moden serta diperbanyakkan lagi projek-projek perumahan itu untuk membantu golongan itu menikmati kehidupan yang lebih dipandang tinggi.

Penjawat awam, Muhammad Ridzwan Mohd. Rashid, 29, berkata, pembeli dan penghuni rumah mampu milik juga menginginkan reka bentuk yang baharu dan segar.

Jelas Ridzwan, perubahan itu akan menukarkan persepsi orang ramai terhadap penghuni rumah mampu milik terutama rumah jenis bertingkat.

"Dengan cara ini, rumah mampu milik tidak terlihat sebagai tempat tinggal yang kumuh, tetapi boleh jadi pembangunan mampan dan holistik yang memberi manfaat kepada semua lapisan masyarakat," katanya kepada *Utusan Malaysia*.

Tambahnya, menempatkan elemen-elemen praktikal seperti penggunaan ruang yang efisien, reka bentuk mesra pengguna dan terkini, penghuni rumah mampu milik akan menikmati kesejahteraan dan kualiti hidup yang setara.

Bagi operator kilang swasta, Muhammad Syahmi Salehudin, 25, kebanyakan golongan berpendapatan rendah turut inginkan keluasan rumah mampu milik yang lebih besar berbanding sekarang.

"Apabila rumah kecil agak sukar untuk menghias dengan lebih cantik dan tiada aliran pengudaraan yang bagus," katanya.

Justeru, katanya, bentuk rumah moden juga keutamaan semua orang kerana mengikut peredaran zaman sekarang.

Syahmi berkata, aspek keselamatan dan pengangkutan awam juga memainkan peranan untuk lebih dekat dengan rumah bagi memudahkan pergerakan.

"Kemudahan ini terutamanya untuk ke tempat kerja dan sekolah sebenarnya harus diambil berat walaupun ia hanya rumah mampu milik seperti PPR," katanya.

Dalam pada itu, guru tadika, Norashikin Masodi, 42, berkata, penting untuk mengubah pandangan orang ramai mengenai rumah mampu milik yang selalu mempunyai bentuk kotak dan kurang menarik.

"Saya rasa reka bentuk yang lebih menarik dan mengikut peredaran zaman dapat memberikan keunikan kepada setiap projek rumah mampu milik," katanya.

NORASHIKIN MASODI

MUHAMMAD SYAHMI

MUHAMMAD RIDZWAN

Ujarnya, penggunaan elemen seni bina kreatif, penggabungan teknologi hijau dan bahan binaan inovatif meningkatkan estetika dan daya tarikan, sekali gus mencipta tempat tinggal yang lebih menyenangkan dan dihargai oleh penghuninya dan masyarakat.

Beliau memberi pandangan bahawa elemen flora seperti taman kecil atau kawasan rekreasi hijau boleh menjadi tambahan yang berharga dalam reka bentuk rumah mampu milik.

"Ini tidak hanya memberikan keindahan visual, tetapi juga memberi peluang kepada penduduk untuk bersosial dan meningkatkan kualiti hidup komuniti secara keseluruhan," katanya.

Beliau berharap transformasi reka bentuk rumah mampu milik ini boleh disegerakan bagi meningkatkan kualiti hidup penghuni dan dapat dibanggakan.

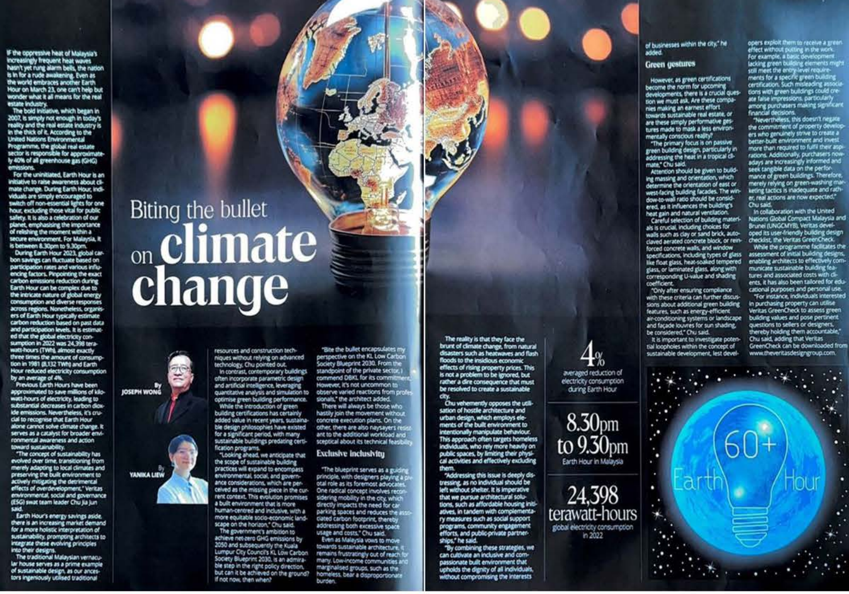
Biting the Bullet on Climate Change

https://www.starproperty.my/news/property-news/biting-the-bullet-on-climate-change/127852

On 25th March, VERITAS Environmental, Social and Governance (ESG) SWAT team leader, Chu Jia Jun was featured in Star Biz7, Property News. The article ***'Biting the Bullet on Climate Change'*** highlighted how VERITAS is embracing the future of sustainable building. The feature detailed our commitment to integrating environmental, social, and governance considerations into our projects, aiming to create a more inclusive and human-centered built environment.

2 PROPERTY PROPERTY@STAR BIZ7 MARCH 23 - MARCH 29, 2024

MARCH 23 - MARCH 29, 2024 STAR BIZ7 PROPERTY 3



Biting the bullet on climate change

By **JOSEPH WONG**

By **YANIKA LIEW**

IF the oppressive heat of Malaysia's increasingly frequent heat waves hasn't yet rung alarm bells, the nation is in for a rude awakening. Even as the world embraces another Earth Hour on March 23, one can't help but wonder what it all means for the real estate industry.

The bold initiative, which began in 2007, is simply not enough in today's reality and the real estate industry is in the thick of it. According to the United Nations Environmental Programme, the global real estate sector is responsible for approximately 40% of all greenhouse gas (GHG) emissions.

For the uninitiated, Earth Hour is an initiative to raise awareness about climate change. During Earth Hour, individuals are simply encouraged to switch off non-essential lights for one hour, excluding those vital for public safety. It is also a celebration of our planet, emphasising the importance of relishing the moment within a secure environment. For Malaysia, it is between 8.30pm to 9.30pm.

During Earth Hour 2023, global carbon savings can fluctuate based on participation rates and various influencing factors. Pinpointing the exact carbon emissions reduction during Earth Hour can be complex due to the intricate nature of global energy consumption and diverse responses across regions. Nonetheless, organisers of Earth Hour typically estimate carbon reduction based on past data and participation levels. It is estimated that the global electricity consumption in 2022 was 24,398 terawatt-hours (TWh), almost exactly three times the amount of consumption in 1981 (8,132 TWh) and Earth Hour reduced electricity consumption by an average of 4%.

Previous Earth Hours have been approximated to save millions of kilowatt-hours of electricity, leading to substantial decreases in carbon dioxide emissions. Nevertheless, it's crucial to recognise that Earth Hour alone cannot solve climate change. It serves as a catalyst for broader environmental awareness and action toward sustainability.

"The concept of sustainability has evolved over time, transitioning from merely adapting to local climates and preserving the built environment to actively mitigating the detrimental effects of overdevelopment," Veritas environmental, social and governance (ESG) swat team leader Chu Jia Jun said.

Earth Hour's energy savings aside, there is an increasing market demand for a more holistic interpretation of sustainability, prompting architects to integrate these evolving principles into their designs.

The traditional Malaysian vernacular house serves as a prime example of sustainable design, as our ancestors ingeniously utilised traditional resources and construction techniques without relying on advanced technology, Chu pointed out.

In contrast, contemporary buildings often incorporate parametric design and artificial intelligence, leveraging quantitative analysis and simulation to optimise green building performance.

While the introduction of green building certifications has certainly added value in recent years, sustainable design philosophies have existed for a significant period, with many sustainable buildings predating certification programs.

"Looking ahead, we anticipate that the scope of sustainable building practices will expand to encompass environmental, social, and governance considerations, which are perceived as the missing piece in the current context. This evolution promises a built environment that is more human-centred and inclusive, with a more equitable socio-economic landscape on the horizon," Chu said.

The government's ambition to achieve net-zero GHG emissions by 2050 and subsequently the Kuala Lumpur City Council's KL Low Carbon Society Blueprint 2030, is an admirable step in the right policy direction, but can it be achieved on the ground? If not now, then when?

"Bite the bullet encapsulates my perspective on the KL Low Carbon Society Blueprint 2030. From the standpoint of the private sector, I commend DBKL for its commitment. However, it's not uncommon to observe varied reactions from professionals," the architect added.

There will always be those who hastily join the movement without concrete execution plans. On the other, there are also naysayers resistant to the additional workload and sceptical about its technical feasibility.

Exclusive inclusivity

"The blueprint serves as a guiding principle, with designers playing a pivotal role as its foremost advocates. One radical concept involves reconsidering mobility in the city, which directly impacts the need for car parking spaces and reduces the associated carbon footprint, thereby addressing both excessive space usage and costs," Chu said.

Even as Malaysia vows to move towards sustainable architecture, it remains frustratingly out of reach for many. Low-income communities and marginalised groups, such as the homeless, bear a disproportionate burden.

The reality is that they face the brunt of climate change, from natural disasters such as heatwaves and flash floods to the insidious economic effects of rising property prices. This is not a problem to be ignored, but rather a dire consequence that must be resolved to create a sustainable city.

Chu vehemently opposes the utilisation of hostile architecture and urban design, which employs elements of the built environment to intentionally manipulate behaviour. This approach often targets homeless individuals, who rely more heavily on public spaces, by limiting their physical activities and effectively excluding them.

"Addressing this issue is deeply distressing, as no individual should be left without shelter. It is imperative that we pursue architectural solutions, such as affordable housing initiatives, in tandem with complementary measures such as social support programs, community engagement efforts, and public-private partnerships," he said.

"By combining these strategies, we can cultivate an inclusive and compassionate built environment that upholds the dignity of all individuals, without compromising the interests of businesses within the city," he added.

Green gestures

However, as green certifications become the norm for upcoming developments, there is a crucial question we must ask. Are these companies making an earnest effort towards sustainable real estate, or are these simply performative gestures made to mask a less environmentally conscious reality?

"The primary focus is on passive green building design, particularly in addressing the heat in a tropical climate," Chu said.

Attention should be given to building massing and orientation, which determine the orientation of east or west-facing building facades. The window-to-wall ratio should be considered, as it influences the building's heat gain and natural ventilation.

Careful selection of building materials is crucial, including choices for walls such as clay or sand brick, autoclaved aerated concrete block, or reinforced concrete walls, and window specifications, including types of glass like float glass, heat-soaked tempered glass, or laminated glass, along with corresponding U-value and shading coefficient.

"Only after ensuring compliance with these criteria can further discussions about additional green building features, such as energy-efficient air-conditioning systems or landscape and façade louvres for sun shading, be considered," Chu said.

It is important to investigate potential loopholes within the concept of sustainable development, lest developers exploit them to receive a green effect without putting in the work. For example, a basic development lacking green building elements might still meet the entry-level requirements for a specific green building certification. Such misleading associations with green buildings could create false impressions, particularly among purchasers making significant financial decisions.

"Nevertheless, this doesn't negate the commitment of property developers who genuinely strive to create a better-built environment and invest more than required to fulfil their aspirations. Additionally, purchasers nowadays are increasingly informed and seek tangible data on the performance of green buildings. Therefore, merely relying on green-washing marketing tactics is inadequate and rather, real actions are now expected," Chu said.

In collaboration with the United Nations Global Compact Malaysia and Brunei (UNGCMYB), Veritas developed its user-friendly building design checklist, the Veritas GreenCheck.

While the programme facilitates the assessment of initial building designs, enabling architects to effectively communicate sustainable building features and associated costs with clients, it has also been tailored for educational purposes and personal use.

"For instance, individuals interested in purchasing property can utilise Veritas GreenCheck to assess green building values and pose pertinent questions to sellers or designers, thereby holding them accountable," Chu said, adding that Veritas GreenCheck can be downloaded from www.theveritasdesigngroup.com.

4%
averaged reduction of electricity consumption during Earth Hour

8.30pm to 9.30pm
Earth Hour in Malaysia

24,398 terawatt-hours
global electricity consumption in 2022

ISKL Included in SinggahKL 2024 Iconic Buildings Tour

https://m.malaysiakini.com/announcement/701332

malaysiakini
news and views that matter

On 1st April, VERITAS Principal Ng Yiek Seng was featured in the Corporate Announcement segment of Malaysia Kini.

The article ***'ISKL Included in SinggahKL 2024 Iconic Buildings Tour'*** featured the inclusion of the International School of Kuala Lumpur (ISKL) as one of the prestigious sites featured in the SinggahKL event, organized by Pertubuhan Akitek Malaysia (PAM) in March.

mk
CORPORATE ANNOUNCEMENT

ISKL Included in SinggahKL 2024 Iconic Buildings Tour

> During the event, Ng guided attendees through the ISKL campus, providing detailed insights into the architectural innovations and sustainability practices employed in the design and construction of the facility.

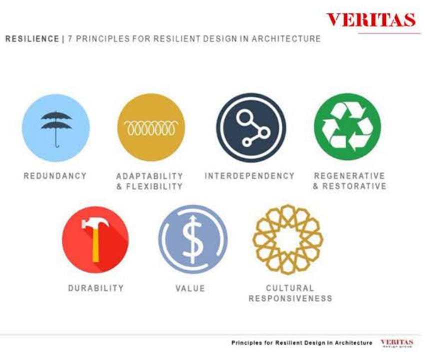
WHAT'S HAPPENING?

A VERITAS DESIGN GROUP PUBLICATION
April 2024

VERITAS
- Universiti Tunku Abdul Rahman (UTAR) Studio on Resilient Design

On 29th March, VERITAS Senior Associate Miguel Robles led a workshop at UTAR Studio on Resilient Design. Engaging with approximately 30 students, the focus was on developing community spaces across two sites in Kampung Baru.

Among various challenges, participants were tasked with integrating VERITAS' Resilient Framework, particularly emphasizing the 7 Principles for Resilient Design in Architecture.



VERITAS

RESILIENCE | 7 PRINCIPLES FOR RESILIENT DESIGN IN ARCHITECTURE

REDUNDANCY

ADAPTABILITY & FLEXIBILITY

INTERDEPENDENCY

REGENERATIVE & RESTORATIVE

DURABILITY

VALUE

CULTURAL RESPONSIVENESS

Principles for Resilient Design in Architecture VERITAS design group

VERITAS Buka Puasa (breaking of fast) at Smoked Kingdom

On 2nd April, VERITAS hosted a special Iftar event at Smoked Kingdom restaurant at Wangsa 118.

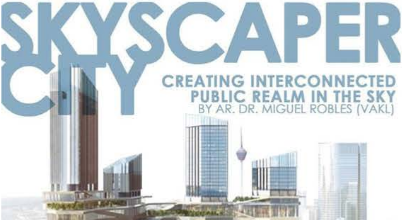
The gathering provided an opportunity for colleagues to come together and break their fast in a warm, communal setting.

The highlight of the evening was a traditional buffet spread featuring a variety of beloved dishes that catered to all tastes. Attendees enjoyed an assortment of rich, flavorful foods, reflecting the culinary heritage of the season. The presence of VERITAS Honorary Advisor Datuk Seri Mahadi added to the significance of the occasion. It was a memorable evening of sharing, gratitude, and community, embodying the true spirit of Ramadan.

VERITAS Teh Tarik Talk (VTTT): "*Skyscraper City - Creating Interconnected Public Realm in the Sky*"

On 3rd April, VERITAS Senior Associate Miguel Robles delivered an enlightening presentation for VERITAS' The Tarik Talk titled ***"Skyscraper City – Creating Interconnected Public Realm in the Sky"***.

This session delved into the evolution of VERITAS' built projects, emphasizing the


SKYSCAPER
CITY
CREATING INTERCONNECTED
PUBLIC REALM IN THE SKY
BY AR. DR. MIGUEL ROBLES (VAKL)

pivotal role that interconnected mixed-use skyscrapers play in fostering denser, greener urban landscapes.

3 APRIL 2024
WEDNESDAY
LOFT/ZOOM
1:00 PM - 2:00 PM

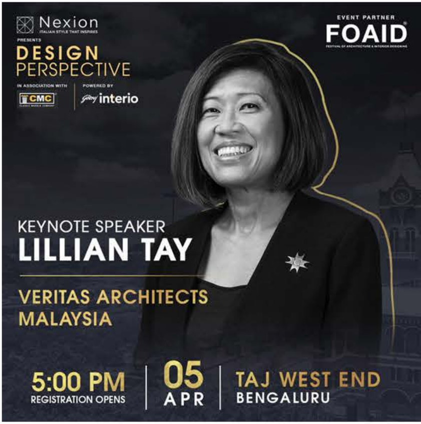
The inspiring talk attracted over 70 participants who attended via Zoom!

Design Perspective Conference, Bengaluru Edition

On 5th April, VERITAS Vice President Lillian Tay delivered a captivating keynote session at the Design Perspective Conference, Bengaluru Edition in Bengaluru, India.

DESIGN PERSPECTIVE
CMC
interio
everest
opacabana Promenade

Drawing from her extensive experience and expertise, she explored the complexities of urban planning, unveiling innovative strategies to shape Bengaluru city for a brighter future. Through her visionary perspective, she empowered them with inspiring insights, from reinventing public spaces to enhancing community involvement. Her vision motivated them to strive for a more sustainable and vibrant urban landscape.


Nexion
ITALIAN STYLE THAT INSPIRES
PRESENTS
DESIGN PERSPECTIVE
IN ASSOCIATION WITH
CMC
POWERED BY
Godrej interio
EVENT PARTNER
FOAID
FESTIVAL OF ARCHITECTURE & INTERIOR DESIGNING
KEYNOTE SPEAKER
LILLIAN TAY
VERITAS ARCHITECTS MALAYSIA
5:00 PM
REGISTRATION OPENS
05 APR
TAJ WEST END
BENGALURU

ANNOUNCEMENTS

A VERITAS DESIGN GROUP PUBLICATION
April 2024

VERITAS Environment Principal Announcement

VERITAS

CONGRATULATIONS

We are pleased to announce that **Ahmad Thibri Mashri** has been appointed as

VERITAS Environment Principal

With over 12 years of experience in Malaysia and with VERITAS, Thibri has been facilitating and managing a long list of sustainable development projects pursuing green building certifications such as GreenRE, GBI, Green Mark and LEED as well as energy efficiency targets which brought him to consult the design and project team in achieving energy, water and resource-efficient building. Among the reputable projects are PNB Merdeka 118 (GBI & GreenRE), Pavilion Damansara Heights (Green Mark), MyTown (GBI & LEED) and KL Sentral District Cooling Plant (Energy Audit).

Ahmad Thibri Mashri
VERITAS ENVIRONMENT PRINCIPAL

New Hires

Aiman Amirullah

Nur Shuhana Syafika

Afif Aiman
Technical

Nur Isyatie Radiah

Azami Ismail
Senior Project

Intern
VLandscape

Intern
VLandscape

Assistant
VPlanning

Admin Exec.
VContract

Manager
VContract

Muhammad Nazirul
Asst. Architect
VAKL

Saiful Azri
Project Architect
VAKL

Chan Kian Yung
Asst. Architect
VAKL

Addey Yusri
Draughtperson
VAKL

Carol Chong Sze Jie
Asst. Architect
VAKL

Mohd Shaiful Rizal
Asst. Accounts Manager
VAKL

Peter Christanto
Asst. Architect
VAKL

Muhammad Nazrin
3D Visualizer
VInteriors

Nur Yazmin
Interior Designer
VInteriors

Ahmad Thibri Mashri
Principal
VEnvironment

Who's Celebrating their Birthdays – April

- 1st - Azikin Munir (VContract)
- 5th - Nor Shamshidi Bin Bakar (VAKL)
- 6th - Farah Izzati Binti Muhamad Yusof (VAKL)
- 6th - Nur Hidayah Yezid (VAPenang)
- 7th - Nor Razaley Bin Nordin (VAKL)
- 8th - Afif Aiman (VPlanning)
- 8th - Nurfazila (VContract)
- 9th - Kiew Hui Yee (VAKL)
- 12th - Muhammad Syahmirul Nizam Bin Mat Sukri (Vlandscape)

- 13th - Saufee Zulkefli (VContract)
- 18th - Nurul Syaqina Binti Mazelan (VAKL)
- 19th - Salman bin Abu Hasan (VAJB)
- 21st – Ahmad Thibri Mashri (VEnvironment)
- 23rd - Hamizah Binti Jaafar (VAKL)
- 24th - Jun Yap (VContract)
- 25th- Aizulpadly Bin Abdul Aziz (VAKL)
- 27th - Muhammad Hanif Bin Hamidi (VAKL)
- 28th - Yong Chew Wah (VAKL)
- 28th - Yusri (VAPenang)
- 29th - Fatin Shaza Binti Hassanudin (VAKL)
- 29th - Mohamad Noor Bin Borhan (VAKL)
- 30th - Mohd Ahnafrudin Bin Jalaludin (VAKL)
- 30th - Mohd Irwan Shah (VAPenang)

Bundle of Joy

VERITAS Johor Principal Anthony Lau and his wife Chan Yien Feng joyfully welcomed their baby boy, Elam Lau Ern Cen, into the world.

Congratulations to the delighted couple on their new arrival!