

# TRITERRA JOURNAL

THE OFFICIAL NEWSLETTER OF TRITERRA

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# WELCOMING NEW HORIZONS



***"As a nation, we have so much to be thankful for, making this year's 61st Merdeka and Malaysia Day all the more meaningful. All of us at Triterra warmly wish you all Salam Merdeka and Happy Malaysia Day!"***

*With Blessings,  
Christopher Lim  
Chief Executive Officer*

## SAYANGI MALAYSIAKU GREETINGS FROM TRITERRA

It is with a sense of nostalgia and great honour for me to pen down Triterra's warmest greetings in this special Malaysia edition of our Triterra Journal. The journey thus far has been truly exciting on many fronts as all of us experienced, when the nation underwent change but one thing that stands out is the amazing unity and the peaceful transition of power. All credit goes to our royal institution, the government, all the political parties, the NGOs and the rakyat for their exemplary leadership as a beacon for the world.

As a nation, we have so much to be thankful for, making this year's 61st Merdeka and Malaysia Day all the more meaningful. All of us at Triterra warmly wish you all Salam Merdeka and Happy Malaysia Day!

This new journey for Malaysia comes with double joy for Triterra through your amazing support that has led us to achieve over 75% signed SPAs for The MET Corporate Towers. Such a milestone cannot be achieved without your tremendous support, so our deepest thanks. This will certainly inspire us to deliver our very best in making The MET Corporate Towers one we can all be proud of.

So, with a renewed spirit of solidarity and in celebration, we wish all of you a warm Salam Merdeka, Sayangi Malaysiaku and may God's blessings be upon all.



# REBIRTH OF A NATION

PULLING MALAYSIA FORWARD, TOGETHER, AS MALAYSIANS



The dawn of the new administration has caused a ripple in the very fabric of Malaysian history. Although we are in the early stages of Malaysia baru, there is a sense of optimism in the air. Regardless of race, political affiliations or religion, we are ever so blessed with great unity and maturity to embrace one another. Here, Triterra would like to join hands with all our stakeholders, our proud owners of The MET Corporate Towers, The MET 'Dream Team', friends and family, our associates, and all Malaysians to celebrate this beloved home of ours.

## CHANGING FOR THE BETTER

So what does this mean for Malaysia moving forward? In terms of actual change there isn't much that Malaysians can point to but that isn't the fault of the administration as they have only just entered office. The strong sense of optimism comes not from action but building blocks that have been put in place to create change. One of those pieces is the new Malaysian cabinet that consists of members of different races, religions and backgrounds. We also now have our first ever female Deputy Prime Minister, which is the highest ranking position a female has ever held in office. Malaysians can now feel represented and have their voices heard by a diverse cabinet. This cabinet also features the youngest ever minister in the country's history!

## GREATER OPTIMISM ABROAD

With plans for reform, Malaysians residing overseas can remain optimistic about returning to an improved Malaysia. The new administration has stressed the importance of playing by the book and following the rule of law. It has also instilled a sense of security for working class Malaysians, ensuring that systemic problems will be reverted and the corporate sector will be governed justly.

## MOVING FORWARD TOGETHER AS MALAYSIANS

With all of these positive developments in the works, this year's Independence Day is surely set to be an especially memorable one. This year, the theme for the Merdeka celebrations is "Sayangi Malaysiaku" and with the recent events that have taken place we have more reason to love this country. As much as we are now moving forward as a country, this theme is also a stark reminder of our traditional values that represent the foundation of what Malaysia was built on.

## MALAYSIA, BERSAMA!

We at Triterra are committed to playing our part in contributing to the New Malaysia to bring about a positive change for the greater good. Delivering quality is part of nation-building and it is how Triterra can contribute to do our part by joining hands to fulfill our promises and doing what we do best to shape the new Malaysia.

If there is anything we have noticed in the wake of the New Malaysia, it is that the Malaysian people are more proactive than ever in moving our country forward. By that, we are truly inspired. No longer do we need to be separated by race, creed or colour because what is important is the uniting identity that binds us together – **we are all Malaysians.**

### A WORD WITH OUR JOINT-CHAIRMAN DATO' WIRA LIM TEONG KIAT



#### WHAT IS YOUR WISH FOR TRITERRA?

I would like to see the management deliver its promises to the investors; this is the beginning of a responsibility that will ultimately provide for the betterment of the development industry.

#### ANY THOUGHTS FOR YOUR FELLOW MALAYSIANS?

To always remember to celebrate our diversity, to be culturally sensitive and to rejoice in the colourful differences that make us a great nation.

#### WHAT IS YOUR PROUDEST MALAYSIAN MOMENT?

Being given the distinct honour of awarding our national icon Datuk Wira Lee Chong Wei the runners-up medal for the Men's Singles event at the Rio Olympics 2016 who I believe always epitomises the Malaysian spirit. It is my distinct honour to represent Malaysia in whatever capacity is asked of me.





# SHARING THE JOY WITH FRIENDS, FAMILY AND THE COMMUNITY

## GATHERING TO INDULGE WITH MALAYSIA'S KING OF FRUITS!



What better way to celebrate our love for the nation's favourite fruit? We decided to throw a Durian Party at MITEC to treat our valued clients and consultants to some of the best durians around.

## WAVING THE FLAG WITH OUR UNSUNG HEROES!



This Hari Kebangsaan, we decided to spread the love and reward our hardworking team building The MET with a special treat at the construction site.

## CELEBRATING TOGETHERNESS WITH THE TRITERRA FAMILY



Triterra hosted a warm Merdeka Bersama Family Day at The MET Show Gallery to celebrate Malaysia's National Day! We are building for the next generation and the kids had great fun, lighting up The MET Show Gallery with their smiles!

## WARM WORDS OF PATRIOTISM

*"A new stewardship of hope and aspiration,*

*An opportunity to dismantle walls and ceilings,*

*To rebuild and reach greater heights and relevance,*

*An opportunity for sustainable unity,*

*Malaysia. Negaraku, tanahairku."*

- Mohammad Fadzli bin Ahmad, Senior Vice President, Head of Corporate Banking, Alliance Bank Malaysia Berhad

*"In May, following GE14, Malaysia has a new government after 60-odd years of the incumbent ruling party. There's nothing new about the 'New Malaysia' as its people and its democratic system are still the same, BUT it's with a new resolve as voted by the mostly young people of all races to recapture an 'old' spirit of hope for simply a better, more just and fairer life in our dear Malaysia."*

- Reza Ghazali, Office Managing Director, Korn Ferry

*"The new Malaysia gives us the opportunity to reset - to try to put right all the things that went wrong in the past."*

- Tai Keat Chai, Accountant

*"As a humble guest of 15 years in this great country, a new Malaysia has created a level of optimism that can only be a good thing moving forward! No one said it better than the late, great Mahatma Ghandi, 'Be the change that you wish to see in the world.' Malaysians have proved their voice will be heard!"*

- Peter de Kretser, Chief Executive Officer, GO Communications Director, GO Group

*"Looking forward to a new Malaysia along with all Malaysians. Hopefully, the new government can bring Malaysia to greater heights economically and socially, but to cement our future requires all of us to stand up and be counted. We've proven what Malaysians can do by having the will and courage to act, imagine what wonders we can do when we are united by a common vision!"*

- Lim Yu Siang, General Manager, Triterra

*"Malaysia has set a record of sorts with the oldest Prime Minister and the youngest Minister, so now we have a good mix of young and old. This should bring about a new Malaysia with high hopes for new beginnings, culminating in good governance and transparency in all undertakings."*

- Dato' Wira Lim Teong Kiat, Joint Chairman, Triterra Metropolis Sdn Bhd





# TRITERRA LIFE

## OUT & ABOUT WITH THE TRITERRA TEAM

Moments in time, captured during a host of different events, from casual company outings and dinners, to events with fellow partners and friends. The Triterra team is always up for a good time.



▲ Datuk Seri Michael Yam launching the InvestKL Malaysia Global Talent Programme in March 2018



▲ Yet another memorable social event held with guests and friends at The MET Show Gallery.



▲ Team Triterra with Datuk Zainal Amanshah - CEO of InvestKL (3rd from left), Dato' Thavalingam Thavarajah - Senior Partner at Lee Hishamuddin Allen & Gledhill (3rd from right), and Pn. Madihah Hassan - GM of Marketing & Sales at Naza TTDI (2nd from right).



◀ From the boardroom to the great outdoors, we're always in it to win it! Congratulations to Triterra Director Andrew Lim for completing the Regent Aguila Ironman 70.3 Asia-Pacific Championship 2018 in Cebu, Philippines.



▲ Going the extra mile, quite literally, with the community at the Global Running Day by Asics, which flagged off at The MET show gallery.



▲ Conversations over coffee - the Triterra board of directors and management team kicking-off "The New Business Class Blends Well" coffee roadshow to engage communities across several locations.



▲ Team Triterra with our valued consultants and guests at our recent Dream Team Raya Open House gathering.

**WARMEST REGARDS AND GREETINGS FROM ALL OF US!**

For more details on Triterra or The MET Corporate Towers, do get in touch with us via the *Triterra Concierge*  
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THE MET  
CORPORATE TOWERS

# LIVING THE MET

## ARCHITECT SPEAK

THOUGHTS AND INSIGHTS FROM  
THE CREATIVE MINDS BEHIND  
THE MET CORPORATE TOWERS



### SHAUN'S MUSINGS

#### ADDRESSING THE RULE OF THUMB

It may not be commonly known but most businesses use the rule of thumb of 100 sq.ft. to one employee ratio when designing an office space. This figure has only decreased as businesses look to ways to increase efficiencies in the workplace. Global multinationals are now working on numbers as low as 80 sq.ft./employee. This may very well be the future rule of thumb...

Acknowledging that we may not be able to arrest such global trends, we designed The MET to provide "relief" through the 3rd Spaces! Imagine an office building with a gym, breakout meeting spaces, outdoor workout areas, quiet/relaxing nooks and handpicked F&B to complement the ever demanding professional environment.

Despite these "escapes", each space allows for ongoing productivity with WiFi coverage provided throughout the 3rd spaces with a varying array of meeting settings to provide creative environments for ideas to percolate.



# DESIGNING AN ICON: THE MET CORPORATE TOWERS

## AN ARCHITECTURAL Q&A SESSION FEATURING

### 1. In your own words, please describe who you are and what you do at The MET.

**Shaun:** My name is Shaun Mok and I'm the COO of Triterra. Being a small outfit the title is all-encompassing and this doesn't apply exclusively to me but to everyone in Triterra. We are ultimately a proactive, energetic and progressive group of individuals with a "can do" attitude.

**Leong:** I founded GSD Architect in 1995 and we are the architects of The MET Corporate Towers.

GSD has worked on different building projects such as the Majestic Hotel; both the new tower and conservation of the old Majestic. We have done the Menara Berkembar Bank Rakyat - a twin tower office building, the Tropicana Grande Condominiums, the Dorsett Serviced Residences and the 16 Quartz landed strata homes.

Architects are to facilitate the user's wishes, provide design guidance and to coax great spaces by exploring the evolution of an idea and working on the intangibles; of how the spaces, building and public realm are perceived and relate to each other. On The MET, we work on how the building may impact and contribute towards the urban character of Kuala Lumpur by working on these intangibles.

### 2. What was your inspiration behind the design of The MET Corporate Towers?

**Shaun:** Aesthetics only takes you so far. "Forward Thinking Functionality" with a splash of style was what inspired The MET. One must always remember that a building can outlive the lifetime of a human being. As such, timelessness and value creation were considered in designing The MET. No building design can be complete without the creative license of architects, which GSD delivered impeccably knowing our wants.

**Leong:** The idea is to create a better urban environment. I am interested with the idea of a forest city, of city living in a garden. My own house is smothered, cocooned in a garden forest, hence I call it Cocoon 17.

We started to re-green the urban spaces at The MET by creating gardens and planting trees. We even wedged in a small waterfall that flows out from the hillside which accentuates the forest feel of The MET. The building is conceptualised to rise from these gardens naturally as opposed to being dropped into the gardens. By creating these green pockets, we improve the urban environment, shaping liveable city spaces where we can eat, drink, work, play, rest or just linger.

With The MET, the green pockets are done at several levels, the first level is the street park that establishes the relationship between the building and the public. The second is the podium deck gardens that are 'private' community spaces for The MET. To connect these two garden spaces, at the appropriate places, the car park podium is randomly covered by planters that completes the green ambience.

### 3. What were the challenges and considerations in coming up with the design and structure? What other factors influenced its design and construction?

**Shaun:** Once a good team of professional consultants are assembled, our "battle" was already half won! We have WEB structures, Valdun, GSD, JUBC, Praxcis and Fenestra onboard....these are some of the biggest names in town! With their collective input along with ours it wasn't that much of a "challenge" to come up with a product we were confident the market was ready for. We always wanted a timeless building!

The saying "penny wise, pound foolish" is one that I hold dear to and drives me and the team to think big picture and long term, which are important values in property development. The choice of materials, equipment and most importantly its quality are paramount in ensuring this development stands the test of time and creates value for our buyers and end users.

Economics must always be considered no doubt, however we aim to spare no loss to our esteemed owners giving them the very best the project can afford.

**Leong:** The site is very tight as it is constrained by several immovable structures on three sides. To the south is an existing public water supply reservoir, on a hill of course, to the south-east is a telecommunications tower and to the west is a high tension power line. The structures and hill demand that the existing surrounding contours are untouched.



**SHAUN MOK**  
Triterra



**LEONG YEW KOOI**  
GSD Architects

Working with this, the building hugs into the hillside with minimal intervention of the contours with the internal service road climbing and descending around the building. We take advantage of this to turn the entrance driveway into a wooded hill drive, exploring the idea of an urban forest. The entrance lobby becomes visible only after cresting the sloped entrance drive that makes for a dramatic entrance experience and statement.

The MET is the first building to be encountered as you enter Jalan Dutamas 2. The MET is essentially the landmark building, the gateway to KL Metropolis. To do justice to this frontage, The MET is oriented towards Jalan Dutamas 2 with the higher main tower facing the street and the second smaller tower managing to squeeze a view east.

At street level, the building engages the public through a pedestrian plaza that will join with a planned pedestrian network in KL Metropolis. The pedestrian plaza is laid out with a food-court providing F&B outlets with al-fresco seating. This effectively turns the pedestrian plaza into a public space where people will gather and in the end, the walkway becomes a destination, an urban space.

### 4. Describe 3 special elements about The MET Corporate Towers that only a designer would know about.

**Shaun:** We keep our design innovations "simple" and there are numerous examples but the three I'd like to highlight are:

1. Lift numbers - "Time is money" so we have provided our users with a high number of high speed quality lifts with "hall call destination" technology along with security gantries.

2. Warm/Welcoming/Wow (3W's of the lobby) - The MET's lobby was designed to exude a sense of warmth, splendour and class; a little bit like a hotel. We spent countless hours on materials selection to ensure we obtained the exact look and feel. A high ceiling with beautiful stone and lighting was essential to achieve this.

3. The 3rd Space - We wanted to cater for an ever evolving work space environment. The line between a traditional cubicle/office space and outdoor areas is ever blurring. This brought about the concept of the 3rd space, which culminates in the Level 9 podium where we have introduced elements we would associate with our own





homes such as showers, outdoor spaces, lounge rooms, pocket spaces and all the while knowing that if ever the need arises to get some “serious” work done, all the required amenities are at arms reach.

**Leong:** The MET is an ideas-led design initiative where we explore the idea of creating a green urban space as opposed to just putting up an ordinary office building.

1. The glass curtain wall façade is articulated as the architectural element that refines the form of the building and accentuates its height. The edges of the glass curtain wall are lit with LED lights that emphasise the form and boldness of the smooth glass wall. The glass wall carries the perspective upwards that expresses progressive dynamism and the avant-garde.

Glass curtain walls are utilised at the ground floor, showcasing the interior spaces to the public and establishing a visual relationship between the public and the building. The glass walls reflect the surrounding landscape that expands the apparent volume of the forest. The landscape is reflected, in essence borrowed, to project a virtual forest on the glass walls that wraps the users in a forest world.

2. The MET was designed to address and engage users, not just as a place of work but a place to relax and socialise. The pedestrian plaza with its adjoining food-court is a welcoming public space. Moving up to the ground floor lobby with its vast space and cafes is a social gathering space while up on the garden deck is a MET community space that engages users.

The towers are placed so that they may overlook onto the garden deck thus maintaining a visual connection between the offices and the community activities on the garden deck. The visual connection helps to strengthen the attachment to the place.

3. The office concept is envisioned as a centre for services, offices that relate to the knowledge-based businesses of modern trade. The office concept supports small

businesses and entrepreneurs, freelancers and the co-working environment. The offices are small and flexible so as to be able to flex and grow with the business. The offices are supported by a business centre at the garden deck that provides shared meeting rooms, board rooms, lounges and a modish function room.

#### 5. Describe The MET in three words.

**Shaun:** Functional, timeless and surprising.

**Leong:** Urban Forest Icon.

#### 6. What is the one thing that you would like people to know about The MET? What sort of legacy would people associate with The MET 50 years from now?

**Shaun:** Triterra’s DNA courses through The MET. We set a target to create a new benchmark for strata offices to shake the market in a positive way by revolutionising the office space as we know it into the workplace of the future. Triterra’s philosophy is to ‘develop through the lens of their investors’, delivering products that are ahead of the curve yet ensuring sustainable value creation.

Our legacy in Triterra/The MET will ultimately be fulfilled if these characteristics are felt, experienced and echoed by our investors.

**Leong:** The MET is an icon in KL Metropolis.

We wish for The MET to be known as part of a design initiative to redefine and reinterpret the relationship between the corporate workplace and the human factor that would lead to better working spaces or even introduces hybrid spaces such as the co-working environment. Finally, that The MET is part of the larger urban fabric of Kuala Lumpur and part of the life of its users. It is not an introverted, indifferent, aloof building.

# WHAT IS THE NEW BUSINESS CLASS?

## THE NEW BUSINESS CLASS IS MORE THAN MERELY A TAGLINE.

A concept created by Triterra, The New Business Class is a whole new philosophy about the way we work, how we work and where we work. It redefines the workspaces for SMEs to MNCs and unites diverse business communities like no other place. It is the workspace evolved.

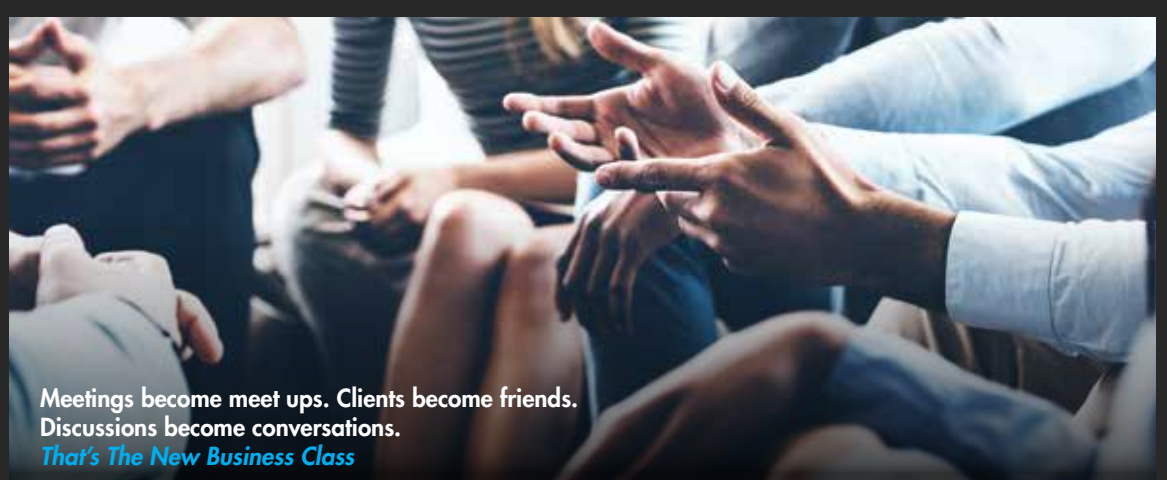
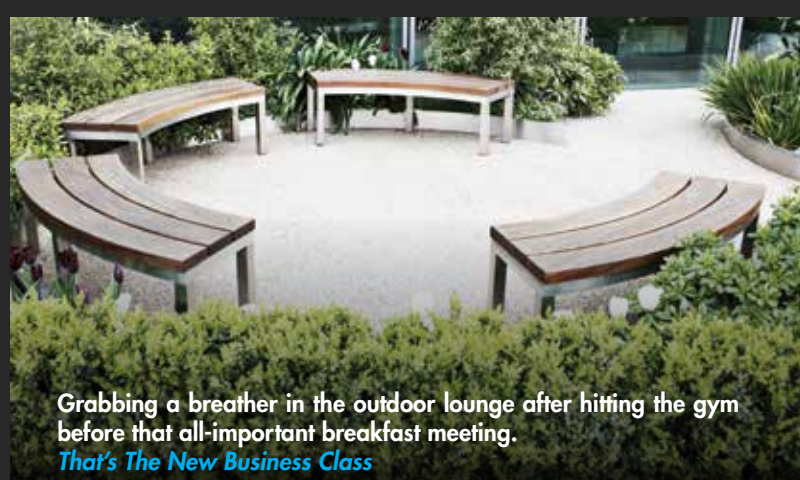
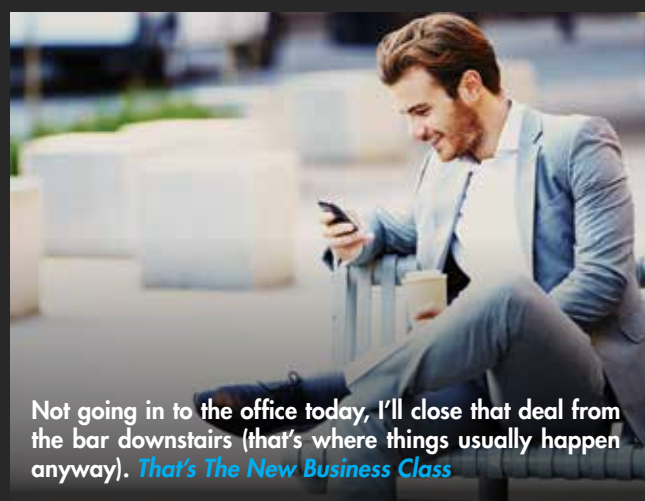
It is for those who value boundless energy, an enlightened perspective and a progressive approach to blur the line between work and play in the path to success. The New Business Class is all of us, it’s just that we only have to realise that we are.

The MET is a product for today that is ready for tomorrow. The MET is What’s Next.

### The MET Corporate Towers is The New Business Class.



THE MET  
CORPORATE TOWERS





# TAKING SHAPE

## THE MET SITE PROGRESS



THE MET  
CORPORATE TOWERS



Overview of The MET construction site



Basement works in progress



Tower crane installation in progress