

Vista Alam comes with sports, education facilities

Developer adding a purpose-built international school and a sports complex to enhance the Shah Alam project's value



by Joseph Wong



photos by Anwar Faiz Ahmad Tajudin

PROPERTY developer Tahap Warisan Sdn Bhd will be developing a RM25 mil nine-storey sports complex to complement its newly-completed Vista Alam mixed development and to act as a crowd-puller for the place.

The 99-year leasehold project will be flanked by the sports complex at one end and a five-storey purpose-built international school at the other, says Tahap Warisan director Tong Kim Eng.

Construction of the sports complex, to be serviced by three elevators, will begin later this year for completion within two years, he says. He adds it will be built on the remaining 0.9ha on which the Vista Alam sales gallery currently stands.

The entire project is sited on 5.6ha in Section 14, Shah Alam, not far from the town centre, he tells **FocusM**. Vista Alam, a joint venture with the Selangor State Development Corporation (PKNS), occupies the biggest portion at 3.1ha while the international school will sit on just about half the size of land at 1.6ha.

According to the plans, the complex will house retail outlets from the ground to third floors, 38 bowling lanes on the fourth floor, a gymnasium and an archery podium on the fifth floor, 26 badminton courts on the sixth floor, indoor games and three squash courts on the seventh floor and four futsal courts on the rooftop.

"We believe there is no other sports

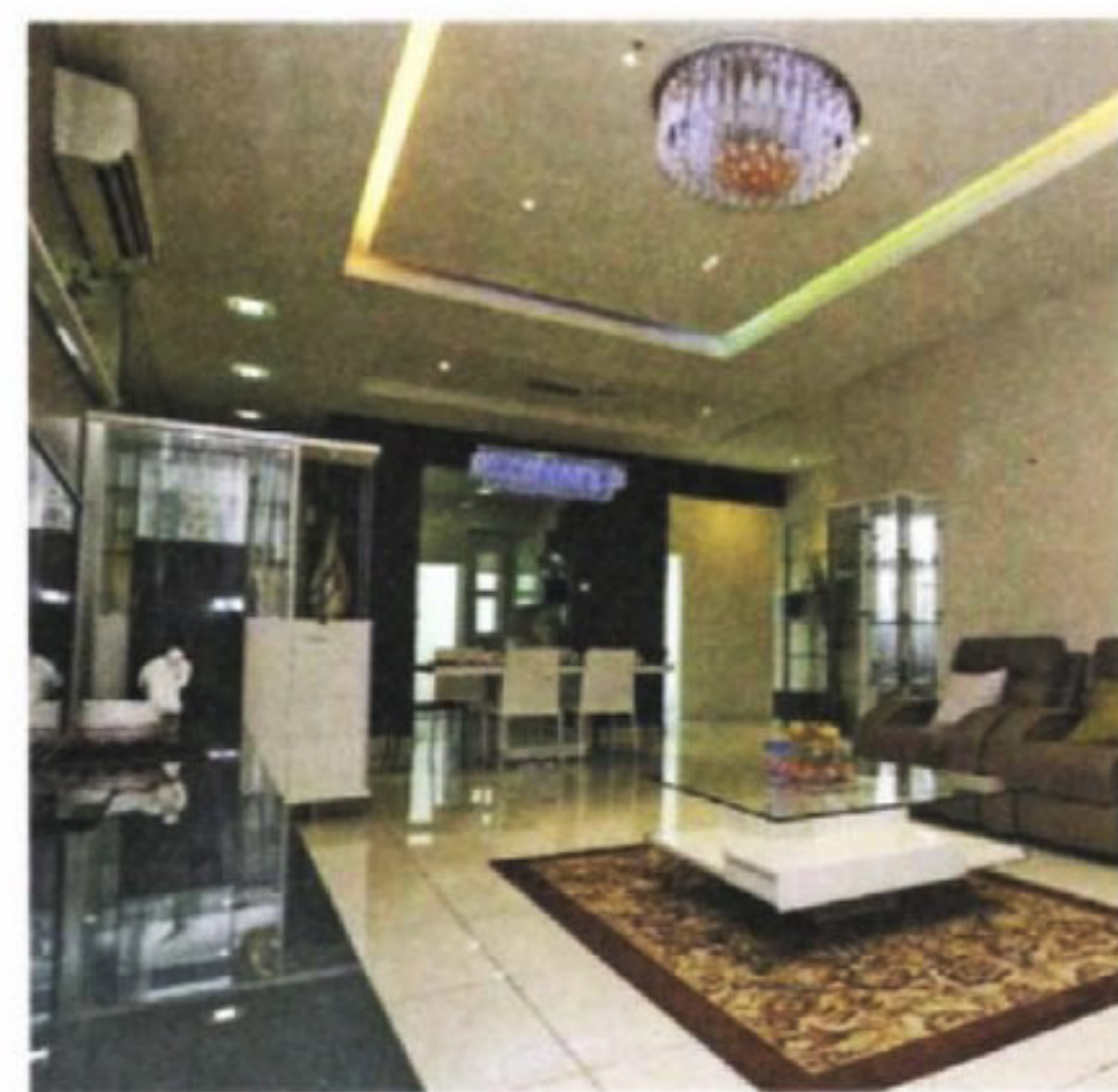
complex of this distinction within close proximity so it should attract both corporates and Shah Alam residents," Tong says.

The sports complex will be managed by Tahap Warisan and the retail component will be leased out, he says.

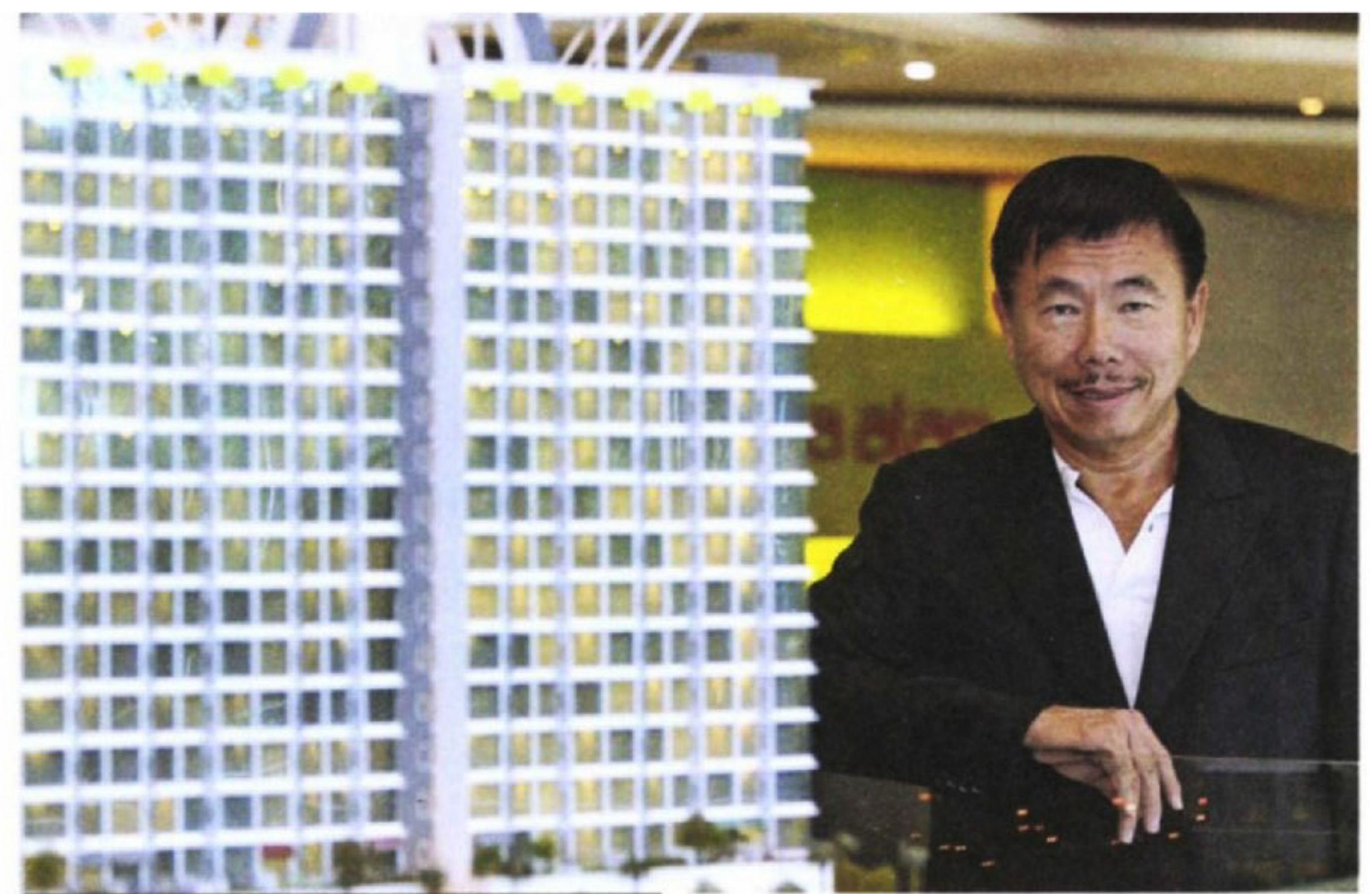
"To ensure that the complex will be well-utilised, we will invite corporations to hold their tournaments here as well as organise sports events," he says.

Vista Alam, which has a gross development value of RM500 mil, comprises 45 three-storey retail lots, two 16-storey towers of small-office-home-office (SoHo) units, a 16-storey block of three-bedroom service apartments, a 16-storey block of two-bedroom service apartments and a seven-storey parking podium.

In total, Vista Alam has 576 SoHo units, 192 three-bedroom units and 320 two-bedroom units. In addition to the residents' car park, the property has 1,627 bays for cars and 510 slots for motorcycles to support its commercial outlets.



The Vista Alam showroom shows how a unit could be furnished



Tong says the international school is the company's way of giving back to the community

The final piece of the development

COMPLETING the Vista Alam mixed development will be an eight-storey office block with a total built-up space of 49,650 sq ft which will be connected to the sports complex but with its own private entrance.

"This office block will be sold as an entire block. We are currently looking for a potential corporate buyer who will occupy the building," says Tahap Warisan director Tong Kim Eng.

"It does not have a strata title," he says, pointing out that it will be sold as a bare unit, leaving the owner to manage the building as it pleases.

The indicative price is about RM40 mil, according to a company source.

"The final price is subject to the actual approved building plan, finishing and type of building materials used and any specific infrastructure to be embedded into the property by the en-bloc purchaser," he says.

The office block is located at the corner of Persiaran Dato Menteri and Persiaran Damai in Section 14, Shah Alam. Its entrance faces Persiaran Damai.

The office block shares a 99-parking-bay basement carpark with the sports complex but is privately serviced by two elevators. There is no indication as to how many parking bays will be reserved for the offices.

"Each level from the third to seventh floors will have a sky garden and its own rooftop," Tong says.

The office block will be completed at the same time as the sports complex, two years from the date of commencement of construction.

The development also has the 203.5m "Vista Walk" which runs the entire length of the development with a width of 10.6m to mirror Kuala Lumpur's famous Bintang Walk.

The upmarket SoHo and serviced apartments come with the expected facilities. Available for the use of residents are a barbecue pit, business centre, cafeteria, gymnasium, playground, mini market, sauna, swimming pool, launderette, multipurpose hall and covered car park.

But slightly out of the norm for the better, residents will also get to enjoy the sky jogging track, nursery, meeting rooms, squash and sepak takraw courts, study room and library. The safety of residents is covered by the 24-hour parking and the access card entry system.

Giving back to society

"The international school and the sports complex are part of the company's efforts to help develop the surrounding area," Tong says.

The 60-year-old Tong, who has been in the construction and property industry for nearly four decades, says it is not always about making profit.

"Sometimes you have to give something back to the community," he says.

"We could have easily built a hypermarket as opposed to the international school. The hypermarket would bring in more revenue but it is not always about making more money. We believe the international school will benefit the community more."

Dwi Emas International School, a branch of Sri Emas International School, will be running that component of Vista Alam, he says.

The school can accommodate 2,000 students from year 1 to "O" Level, using the University of Cambridge and the International General Certificate of Secondary Education (IGCSE) programmes, Tong says.

The international school will be self-contained with its own sports facilities, he says, adding that security has been taken into account as the school will be gated and guarded.

Tong expects to hand over the school buildings to Dwi Emas, which has a 30-year lease with Tahap Warisan, in July.

Tahap Warisan is looking forward to a long-term relationship with Dwi Emas as the lease is renewable, he says.

The international school will complement the higher education institutions like Universiti Teknologi Mara (UiTM), the Management and Science University and PTPL College, which are already in the area, he says. **FocusM**

The Vista Alam development will be flanked by an international school and a sports complex

