

Naza TTDI to offer KL Metropolis' first serviced residences

BY ETHEL KHOO

Naza TTDI Sdn Bhd will be launching its first serviced residential development — Met 1 — some time next month, says executive director Idzham Mohd Hashim during an interview session at the sneak preview and media tour of the newly completed Malaysia International Trade and Exhibition Centre (MITEC).

"We have started the piling work. Met 1 comprises a residential element and two office blocks supported by a 75,000 sq ft retail component at the bottom," he adds.

Met 1, along with MITEC, is a component of KL Metropolis, which is one of Naza TTDI's major projects. The estimated gross development value of KL Metropolis, which is located off Jalan Duta in Kuala Lumpur, is RM20 billion. It is expected to be completed in the next 12 to 15 years.

MITEC has received its certificate of completion and compliance and is ready to be handed over to the government. According to Idzham, the government has yet to choose an operator for MITEC and it will decide when the centre becomes operational.

The centre is said to have the largest exhibition space in Malaysia with a gross floor value of 1.5 million sq ft, surpassing all other exhibition centres in the country. Its development cost was RM650 million.

Apart from boasting 11 exhibition halls, 10 break rooms and three media centres across three storeys, MITEC can accommodate up to 47,700 visitors in theatre-style seating and 28,300 in banquet seating at any one time.

The round shape of the building represents a rubber seed in honour of the industry, which contributed to Malaysia's early economic growth.

Project director Khoo Thian Shyang says one of the major challenges of building the centre was the engineering and architectural form.

"The truss had to be positioned correctly to hold up the entire structure. The size and dimensions of each truss are different. So the calculations had to be done precisely. Most of the trusses are made in Malaysia but the major ones are outsourced to South Korea and China," he adds.

An engineering technique called the Truss System was used for the building, under which the entire structure's weight is distributed outwards so that the exhibition halls do not need any columns.

A pedestrian pathway will be built connecting MITEC and Met 3 — a five-acre retail mall and landscaped park in KL Metropolis that is expected to be completed in 4Q2018.

Other than KL Metropolis, Naza TTDI is also focusing on a few other projects in the Klang Valley.

"We have five acres remaining in Platinum Park and we will be developing that land very soon. We also have about 40 acres in the middle of Section 13 of Shah Alam, called TTDI Gateway. We are currently developing the first phase called TTDI Sentralis, the GDV of which is RM300 million," says Idzham.

Naza TTDI also owns 800 acres in Penang and is looking at plans to develop the land. Currently, the developer's combined land bank in Penang and the Klang Valley is 967 acres. ■