

## Kha Seng Group expands KL retail reach

Written by Racheal Lee of [theedgeproperty.com](http://theedgeproperty.com)

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KUALA LUMPUR: The Kha Seng Group will complete and open two retail developments in Kuala Lumpur this year.

The 4-storey Viva Home mall near Jalan Loke Yew, Cheras is scheduled for official opening in May while the Kenanga Wholesale City in Jalan Kenanga is slated for an August debut, said its managing director Bernard Bong.

Speaking after the Kenanga Wholesale City topping-up ceremony here on Thursday, Jan 27, Bong said Viva Home, which has a net lettable area of 660,000 sq ft and an expo hall of 66,000 sq ft, will be the first of its kind one-stop home products and services centre.

Viva Home is part of a RM280 million two-phase redevelopment of Plaza Uncang Emas (UE3), which Kha Seng acquired in 2009 for some RM100 million.

"Viva Home has achieved a 95% tenancy rate. All units here are for lease only. We have already completed the refurbishment works and tenants are moving in now. We will soft-open the mall end-March and officially open it by May," Bong noted.

Viva Home will have lot sizes ranging from 300 sq ft to 2,000 sq ft, while anchors will have space of up to 15,000 sq ft. Among the anchor tenants are Giant Superstore and MBO Cineplex.

Construction of a 4-star 295-room business-class hotel above the mall is expected to be completed in 18 months.

"We will operate the hotel ourselves," he said, adding that the hotel would be called Vivatel.

The Kha Seng Group, which focuses on niche retail properties, also owns Central Market in Kuala Lumpur.

It also owns a one-acre plot in the Bukit Bintang area. The development plans for the parcel will be announced after the Chinese New Year, said Bong.

Meanwhile, the 22-level Kenanga Wholesale City, a fashion wholesale centre offering fashion apparel, accessories, shoes, gifts and lifestyle products under one roof, is scheduled for completion in April for opening in August.

The occupancy rate has reached 75%. The developer has sold 49% of the 800 units and will keep the balance for lease.

The lower ground floor to the 7th floor will be retail floors for fashion, accessories, food and beverages, and other retail chains while the parking lots will be on two basement levels and levels 8 to 14.

The 15th floor will house a garden courtyard, food court, exhibition hall and fashion runway; while the 16th and 17th floors are for offices and warehouse space.

Construction on the building began in late-2008, and the project is endorsed by the Tourism Ministry as an upcoming KL tourist attraction. Built on a 3.2-acre site, it has a net lettable area of 500,000 sq ft and a gross development value of RM1 billion.

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