

Increasing Construction Investment in ASEAN

Recently, the number of new investments into Malaysia by Japanese companies is on the rise

News of large development projects have continuing being heard over the last few months. Even existing companies are also expanding their businesses, and there are numerous of enquiries received for renovation and extension works

In fact, JETRO's economic index also shows that the economy of Malaysia as a whole is doing well, and according to the statistics the situation of Japanese companies in Malaysia is recovering steadily. Although there were sign of economy recovery from previous statistics, the feeling of recovering is getting stronger recently.



Especially electrical & electronics companies seem to be going steady, we often hear news such as additions, renovations, relocations, etc. as well as new construction. Among the high value-added industries that Malaysia are focusing on, medical-related business also seems to be growing, Plus PM Consultant has been receiving inquiries from several Japanese companies.

The growth of industries related to cold chain and food production is also active. We feel that the demand for Japanese cold room technology and food safety is on the rise too.

Inquiries about development project in other ASEAN countries are also increasing, It seems that new development of Japanese companies has been continue expanding in Indonesia, Thailand, Cambodia and Vietnam.

Plus PM Consultant provides support to our client in total management from land acquisition to contractor selection, construction management, completion, starting operation etc.

Taisei Lamick New Factory is Completed



Taisei Lamick Sdn Bhd
(Formerly known as Malaysia Packaging Industry Bhd)

Client / Taisei Lamick Sdn Bhd
Location / Selangor, Malaysia
Usage / Factory
Contractor / Plus PM Consultant S/B
Design/Build / Ireka Eng. & Construction S/B
Total Floor Area / 23,920m²
Structure / RC 1-storey factory / 3-storey office

Construction started in the Spring of 2017, Taisei Lamick Sdn Bhd's new factory, a production factory with the scale of exceeding 20,000m² including office building has been completed with operation started in a short period of less than one year. At the same time the company's name has been changed to the name of the parent company in Japan.

In the future, in order to reduce construction investment costs, Japanese clients will increasingly adopt local contractors. Same as in this project, a local contractor was engaged for both the design and build services.

In order to meet the requirements of our Japanese client, Plus PM Consultant coordinated on "cost, schedule, quality" management with the local contractor. "Separate order for design and construction" is common in Malaysia but this time, due to the adoption of "design and construction" combined order, we were struggling to adjust the extent of responsibility. Also, this project has been challenging in view of the difference between culture, customs and perception including language barrier and difficulty of seeking Japanese quality from local contractor.

Staff Introduction

I joined Plus PM Consultant as a Project Manager in October 2017. My experience includes working for Contractor, Developer and PMC across the ASEAN Region in Malaysia, Singapore and Indonesia. Currently involved in a few interesting and challenging projects in Plus PM, which I would have the opportunity to involve from the beginning stage through the completion of the projects.



Project Manager
YUNG CHUNG YIUNG

In my free time I enjoy reading and spending quality time with my family. I am looking forward to challenges and be part of Plus PM's expansion as the leading PM/CM consultant within ASEAN region.

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Message by CEO

Founder of 「NIKE」 and 「ASICS」

I read the autobiography "Shoe Dog" by "Phil Knight", founder of the world-class athletic footwear brand "NIKE". He was a middle distance runner in college days and the story began from his visit to the president of Onitsuka Tiger (now ASICS) in Kobe during graduation trip and his interest in the manufacturing technology of Japanese shoes. He obtained the right to sell Onitsuka Tiger's shoes in America, from selling to his runner fellows, he expanded sales channels. After that, he decided to develop own shoes and that is when "NIKE" was born.

Meanwhile, the founder of Onitsuka Tiger, after seeing the youth playing sports with barefoot during Japan's poor time after World War II, pursued passion to develop sports shoes for health development.

Both are major companies and I was surprised that there was such a strong relationship between the founders. Although the common things between both the founders are unlimited pursuit of product quality & design and using famous athletes for marketing, I strongly feel their passion of aiming to be the top maker in the world.

Many enterprises are trying to enter into ASEAN region which will become the world market, but whether to succeed or withdraw, it is all nothing but passion.

Plus PM Consultant Sdn Bhd
JOJI KIMURA
President / CEO

PROJECT NEWS



J's Gate Dining is Opened

An authentic Japanese culinary experience "J'S GATE DINING" managed by SOJITZ is now opened at Level 4 of Lot 10 Shopping Mall located in Bukit Bintang district, downtown of Kuala Lumpur.

J's Gate Dining brings 18 of Japan's best specialty restaurants together, attracting not only the Japanese but also local fans of Japanese food.

In this project, Plus PM Consultant supported the client in various negotiation with Lot 10 landlord "YTL Land" before conclusion of tenancy agreement, authority application for renovation, contractor selection, construction management as well as coordination with the interior contractors.

Sojitz Retail Management Sdn Bhd

C l i e n t / Sojitz Retail Management S/B
L o c a t i o n / Kuala Lumpur, Malaysia
U s a g e / Japanese Food Town
C o n s u l t a n t / Plus PM Consultant S/B
D e s i g n / B u i l d / Taikisha Engineering (M) S/B
T o t a l A r e a / 2,483m²
S t r u c t u r e / RC

Together with the client, we coped with the repeated changes of requirements from landlord which would not happen in Japan. When agreed items cannot be fulfilled, we have to be flexible and constantly share with the client "items not to give in" or "items to be prioritized" to continue the flow of decision making. As a result, we manage to complete the project successfully together with landlord.

We believe this valuable experience will be useful for our future project management works.

SAKAMOTO Factory Opening Ceremony

We were invited to attend the Opening Ceremony of SAKAMOTO MANUFACTURING MALAYSIA FACTORY on 28 November 2017, the project has been completed about 1 year ago.

Many VIPs including Deputy Minister of International Trade and Industry Y.B Datuk Haji Ahmad Bin Haji Maslan was presented at the ceremony.

This factory manufactures Malaysia's first resin fuel tank, supplies products to Perodua, Malaysian national car company, it is also adopted in Perodua "Myvi".



They have signed contract with a major Japanese automobile manufacturer and targeted to produce new product in Malaysia from 2019. With this, they shall start the operation of second molding line in 2019 from current one molding line operation.

At the time of completion, the operation schedule for future expansion space has been decided, so we realized that this product will expand its market share in Malaysia more and more in the future.

In addition, although there is a future space for expansion in existing premises, we have a premonition that the need for further expansion will be required in near future.

Plus PM Consultant is extremely proud to be able to participate in this project. We believe that it is our mission to support construction project of Japanese companies in Malaysia for their continued success.

ONGOING PROJECT

■ HITACHI Cold Warehouse

Hitachi Cold Warehouse Progressing Smoothly

Located in Nilai, about an hour drive from Kuala Lumpur, a cold warehouse project of Hitachi Transport System (M) Sdn Bhd, the local subsidiary of Hitachi Transport System Ltd has started work in November 2017 after the ground breaking ceremony. The site area is about 50,000m² with the facility area of approximately 7,000m².

In current increasing demand of "frozen/refrigerated" warehouse for fresh high-quality logistics operations in Malaysia, Plus PM Consultant is engaged to support the client from tender stage contractor selection to construction management. With Matsuoka Project as the contractor, it is aim for operation to be started in November 2018.

After understanding the client's requirements accurately, Plus PM Consultant's Japanese and local staff whose background are from Japanese contractor continue working together with parent company staff in Japan, aim to complete the project with Japan level of quality as well as to improve the safety and environment of construction site to ensure strict requirements are fulfilled during construction stage.



Hitachi Transport System (M) Sdn Bhd

C l i e n t / Hitachi Transport System (M) S/B
L o c a t i o n / Selangor, Malaysia
U s a g e / Cold Warehouse
C o n s u l t a n t / Plus PM Consultant S/B
D e s i g n / B u i l d / Matsuoka Project
T o t a l A r e a / 7,365m²
S t r u c t u r e / RC (Roof S)

■ PERODUA 3S Center

Expansion of Major Japanese Automobile Dealer

Perodua is the second national car maker in Malaysia, who runs at the top in the market.

The expansion of Perodua aims to support its sales reform by improving customer satisfaction and build a comprehensive 3S center that incorporating the good parts of Japan into operation in Malaysia.

Although there are Sales & Service Centres from the past, unlike in Japan, the customer satisfaction especially from "Service" is not high and there is still room for improvement.

Therefore, Perodua makes new operation to involve Plus PM Consultant in the design and construction of an advanced 3S centre and introduce a brand new style for all Perodua 3S centers.

Location of the building is in Rawang which is near its head office. With a site area about 6,000m² and construction area of 2,000m², this building will be a large 3S center for Perodua.

