

Regime change

In Malaysia, as the general election held in May 2018, a change of government took place for the first time in the history of Malaysia. Then, Mr Mahathir, over 90 years old returned as the prime minister again for this country. After the inauguration, he has already visited Japan for 3 times and has high expectations for investment, financial support, etc. from Japan. Companies in Malaysia, especially Japanese companies, have high expectations for economic growth from Mahathir's regime. Even the Chinese representative who is a friend of us working for one of the china's biggest company is also looking forward to the trend of new Mahathir regime.



Recently, we attended a seminar on the budget (policy) of the current government and the revision of the tax system. We were interested in what kind of concrete plan would come out in this budget proposal and policy announcement. The new government announced the hidden debts from the previous government, and revised tax system to be implemented by the country.

As far as highlights are concerned, majority of the policies remain as the previous government's policies but attention is paid on the financial review for large-scale infrastructure investments.

However, if it is an ordinary case, the term that is called "Finance Bill" should be announced along with the draft budget and tax reform system (as of 13th November, 2018) which is unofficially announced yet.

We witness from the seminar that both domestically and internationally have many expectations from the current government, from the leadership and ability to take action to continue receiving high level of support, meanwhile, leaving the negative image from the previous government (corruption, debt, etc.). In order to eliminate these factors, it is necessary to consider increase tax that were not included in the pledge, and it is also possible that the currently well performing Malaysian economy will stagnate if they do not invite investment and financial support from China.

We look forward to the "New Look East Policy" for Japan, and the expansion the construction investment in Malaysia from Japan and other countries. If construction investment from foreign countries will be booming, and the business performance of the company will develop, which will increase the tax revenue in Malaysia.

As a PM company, Plus PM Consultant hopes to contribute as much as possible to Malaysia's economy by making the construction investment progress smoothly.

Hitachi Transport System(M) Cold Warehouse Operation Begins



Hitachi Transport System (M) Sdn Bhd

Client	/ Hitachi Transport System (M) S/B
Location	/ Selangor, Malaysia
Usage	/ Cold Warehouse
CM	/ Plus PM Consultant S/B
Design/Build	/ Matsuoka Project
T F A	/ 7,400m ²
Structure	/ RC structural Steel Roof

It is located at 50km from Kuala Lumpur, 25km from KLIA international airport, only 3km from nearby highway interchange and suitable as a logistics base, and is a facility with an area of about 55,000m² with a refrigerated warehouse of -25° of 600m², refrigerated warehouses of 4,500m² with 2 temperature range of 0° and 5°, and offices of 2,300m², including a total floor area of 7,400m².

After 13 months of construction work from October 2017, Hitachi Transport Malaysia Sdn Bhd's refrigerated distribution warehouse "Nilai Chilled Center" began full-scale operation in November 2018 as scheduled.

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Staff Introduction

After working for a Japanese general contractor in Japan, I moved to overseas where I was responsible for several projects in Singapore, USA, Myanmar & Spain. After that, I was engaged in a skyscraper development as a PM for a developed company in Australia.

With the experienced I gained, I am currently working in our Malaysia Office providing PM/CM consultancy services.

My hobby is road bikes, and I enjoy high-speed and long-distance riding in KL during weekends.



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Introduction

Revolution Speed

Recently, not only in Japan, but also in Malaysia, the requests for PM services in logistics industry are increasing. With the EC (e-commerce) market expansion, improvement of the distribution network and increase in the need for food products and development of frozen refrigerated warehouses are accelerating. Furthermore, there is no doubt that the TPP 11, which was withdrawn by USA, will certainly enter into force at the end of 2018, the movement of goods in ASEAN region will become more active in the future, and the maintenance of logistics network will also expected to speed up.

For EC conversion ratio of all retail transactions, China is the world leader with 19%, Japan with 5%, and Malaysia with 3%, I think the EC ratio of ASEAN countries will have a sudden growth.

It is said that those control the logistics will control the EC, but we can catch the future moves from the world biggest market, the China market. Additionally, the huge market of China has a wide land, so the development of new technologies is progressing. These include warehouse robots, patrol robots, transport drones, and unmanned delivery vehicles. Furthermore, new technologies and services are emerging, such as the automatic calculation of the size of the cardboard used to utilize AI (artificial intelligence). I suppose the PM business of logistics facilities in ASEAN region will increase, and it is important to turn to technological innovation in China than looking at Japan's advanced technology.

HTSM's Cold Warehouse operation begins

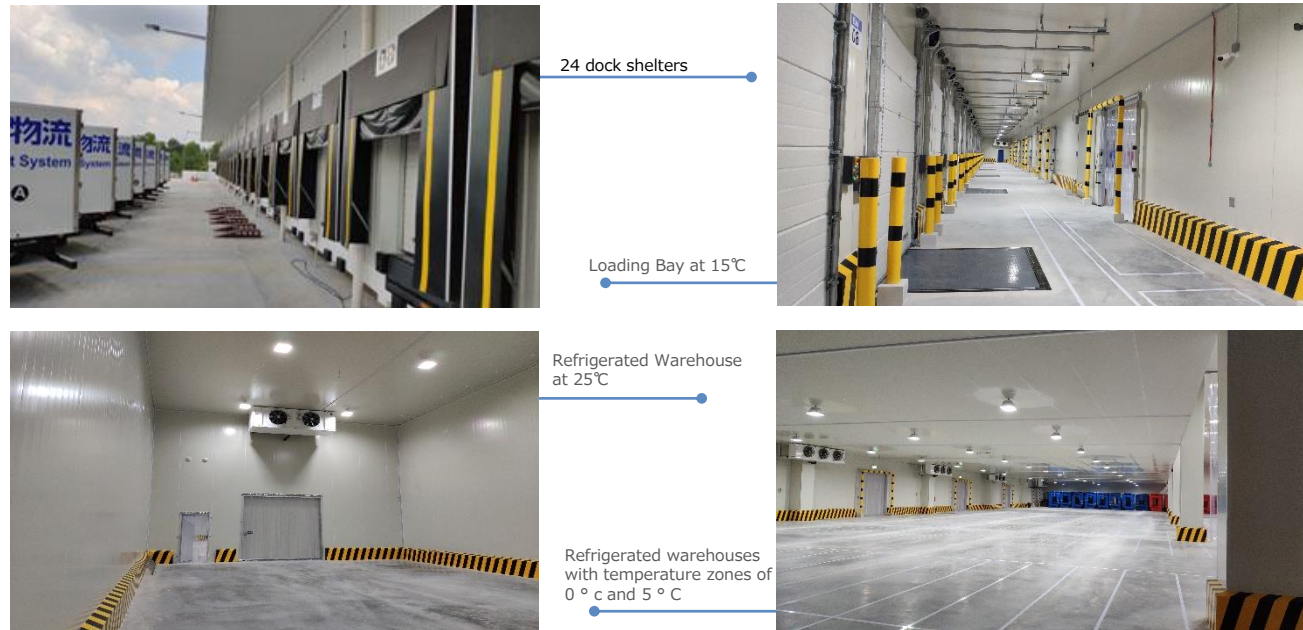
Continuation...

The 24 dock shelters are available to keep fresh ingredients ready for delivery.

In February 2017, Plus PM Consultant joined this as a project member from the initial planning stage. We started with the selection of D&B contractor, and we were able to support construction management, completion, and delivery. Prior to the commencement of operations, an opening ceremony was held on 20th October and phase 2 project was announced to construct a dry warehouse of approximately

45,000 square meters on the remaining 33,000 square meter site, with the aim of operating in November 2020.

Our representative came to Malaysia from Japan to attend the ceremony and participated in the opening ceremony. Above all, all of our staff members were filled with gratitude and joy to the people involved in the completion of construction project without any delay and any incident. We sincerely hope that Hitachi Transport Malaysia Sdn Bhd's business will continue to grow.



Expansion work for manufacturing plant of Japanese company in Perak



TOYO TYRE MALAYSIA SDN BHD

Client	/	Toyo Tyre Malaysia Sdn Bhd
Location	/	Taiping, Malaysia
Usage	/	Factory
CM	/	Plus PM Consultant S/B
T F A	/	100,801m ²
Structure	/	RC Structural Steel Roof

It is a project to construct and expand a Phase 2 factory on the site of an existing factory with a total floor area of approximately 100,000m², with a planned construction period of about 1 year.

Plus PM Consultant is managing in main contractor's bidding, evaluation and support price negotiation with main contractor in the design & build contract and on-site management duty. In tender evaluation work, we checked the quotation and proposal submitted by tenderers, clarified the unknown points in interview with tenderers, carried out comprehensive evaluation, and supported the selection of D&B contractor. After that, we checked the contract's contents from the client's point of view and negotiated with the main contractor. Currently, the project entered the construction stage where we are conducting priority management of the foundation work at the construction site. In future, in order to realize the completion in the short construction period of 1 year, we will implement cost & quality management while placing emphasis on schedule management, we will manage the project to the client's satisfaction.

TokyuLand Indonesia Puri Botanical Project



TOKYU Land Indonesia

Client	/	Tokyu Land Indonesia
Location	/	Jakarta, Indonesia
Usage	/	Condominium
CM	/	Plus PM Consultant S/B
T F A	/	86,500m ²
Structure	/	RC (35-storey, 608 units)

Tokyu Land Corporation established in Indonesia in March 2018 as known as "PT.TPB Development Indonesia" made joint venture with a subsidiary of Sumitomo Corporation and PT. In cooperation with a subsidiary of Jakarta Setiabudi Internasional Tbk, they started a large condominium development project "Puribotanical Project" in Jakarta.

While Tokyu's design and implementation design will be carried out by a design company in Jakarta, Plus PM Consultant supports the operation to compile implementation design while following the design purpose of the basic design.

When it comes to business, it is important to design a condominium with a high degree of maintainability, in particular, the contents of the design that can guarantee the design quality that can be proud to Japan. We aim to create work design drawing and documents that can maintain quality even at local construction companies with good workability.

This project is coordinated by two of our staff, one is experienced staff in Indonesia and another one is Japanese staff with experience in Japan Apartment Design. The project meeting is held in 3 languages: English and Indonesian language for the preparation of authority documentation and Japanese language for communication with the Tokyu group. Our project members understand the technologies, cultures, customs and other aspects of design and construction in both Japan and Indonesia to promote the project.

PENTAX Medical Project in PENANG

PENTAX Medical Sdn Bhd's plan is to lease and renovate from an existing factory in Penang, Malaysia to establish a base for maintenance of medical endoscopes in Asia. At this project, our company involved in checking problems of the existing factory, review lease agreement with the building owner, make basic plan for renovation, application for the office, selection of contractor, site management after construction commencement and various inspection works.

For overseas renovation projects, it is very important to conduct due diligence (legal compliance survey) and evaluate the performance of existing buildings. Based on our experience, there are only few illegalities even if the owner is not aware of most factories in foreign countries, and in repeated renovation due to over time, we see many cases where the completion drawing and the current situation are different. It is not secure even there are existing drawings and government inspection certificate. In this project, we checked the legal compliance and defects of the existing building before lease contract. Apparently, it was found that the fire fighting passage was blocked, illegal expansion, troubled air conditioner, non-operational cooling tower, and non-operational lift, etc. We were able to conclude a lease agreement in anticipation the burden of these renovation costs.



Pentax Medical (Penang) Sdn Bhd

Client	/	Pentax Medical (Penang) Sdn Bhd
Location	/	Penang, Malaysia
Usage	/	Manufactures of Medical Endoscopes
CM	/	Plus PM Consultant S/B
Design/Build	/	TTE Engineering (M) S/B
T F A	/	6,000m ²
Structure	/	Steel (2-storey)

This was not only helped in reducing renovation costs, but also made it possible to apply and inspect for municipal offices to commence the construction and as a result, the construction was completed as planned.