

2019 CM Excellence Award 『J's Gate dining project』

On 14th June 2019, Plus PM Consultant has won the "Excellence Award" at the 2019 CM Award in Japan. It is an annual event organized by Construction Management Association in Japan to commend CM projects that have achieved excellent results in both Japan and abroad with the aim of promoting development in construction management industry, rebuilding a good construction systems and contributing to professional development with sense of ethics. (Reference: <http://www.cmaj.org/index.php/ja/sensyo/cma-kiji/1616-cma-digest-2019>)



"J's Gate Dining" is located the Bukit Bintang district of Malaysia, on one of the floors in a commercial building dedicated to the sale of goods which is renovated into a restaurant and tenant floor. We provided appropriate management to reduce the risk of the Client by ascertaining the differences in business customs and related laws that are specific to overseas businesses. The project was also highly evaluated for the cost reduction. In recent years, there has been an increasing number of projects requires Japanese quality at low cost in overseas countries, and this project has been greatly evaluated as one of the successful project management,



SOJITZ RETAIL MANAGEMENT SDN BHD

Client / Sojitz Retail Management S/B
 Location / Kuala Lumpur, Malaysia
 Usage / Japanese Food Town
 CM / Plus PM Consultant Sdn Bhd
 Design/Build / Taikisha Engineering (M) S/B
 T F A / 52,483 m²
 Structure / RC

which has led to this award. We believe that the contributing factors to such wonderful results are because we are a CPM company who has local subsidiary in foreign countries with resident Japanese staff, each local employee has a sense of "management from the perspective of the Client" and are able to carry out work using knowledge and technology of Architecture at a high standard. We will continue to manage projects of the ideal facility in the optimal conditions with transparency and fairness.

Staff Introduction

As a Quantity Surveyor, I have accumulated various project experience and knowledge in the construction costing and contract administration in government and private projects.



Quantity Surveyor
Kamarulzaman Ibrahim

In Plus PM Consultant, I will make use of my knowledge and experience to ensure that all projects are executed as planned, especially in terms of costings.

In my leisure time, I enjoy playing guitar, watch movies and listening to music.

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※ We value your opinion and welcome your feedback. For further enquiry, please email or visit us at our office.

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※本誌に対するご意見、ご感想をお待ちしております。お問い合わせ先は、上記Eメール又は本社総務部まで

Plus Update

NKM New Bonded Warehouse Project



NIPPON KONPO (MALAYSIA) SDN BHD

Client / Nippon Konpo (Malaysia) Sdn Bhd
 Location / Senawang, Malaysia
 Usage / Factory
 CM / Plus PM Consultant Sdn Bhd
 T F A / 5,953.62m²
 Structure / RC

In this project, precast concrete structures (underground beams, pillars, beams, etc.) (utilizing prefabricated building frames) are adopted to realize a reduction in the construction period. Since precast concrete is not manufactured in the factory, but at the actual site, quality of concrete, period of curing, timing of construction, and hanging method are all important, so quality control is strictly carried out. Currently, the site is progressing with the momentum that the overall construction period can be shortened by 1 month.

The construction of a new bonded warehouse project for NIPPON KONPO (MALAYSIA) SDN. BHD. (subsidiary of NIKKON HOLDINGS CO., LTD.) located in Senawang, Negeri Sembilan is progressing steadily towards completion at the end of September. Plus PM Consultant provides full scope of services from initial project planning to design coordination, contractor selection, site management until project delivery.

Introduction

~ Using The Pareto Principle ~

I believe that there are some people who know the Pareto Principle. It is a principle discovered by Italian economist Vilfredo Pareto that in the economy, most of the whole numbers are generated by some of the elements that make up the whole, also known as the 80/20 Rule. When we manage a project, this Pareto Principle suits perfectly. Construction project begins with a basic plan (also called basic concept), and progresses with design and construction work. We believe that this basic plan is an important phase, hence we always start with understanding the business of our Clients, the implementation of basic policy of building plan, confirmation of overall schedule until completion, and determination the possible investment costs and we share them with Clients.

If we apply the 80/20 rule in this situation, this basic plan phase represents 20% progress of the whole project. And surprisingly, we can say that the success or failure of the project is determined by this phase. Because 80% of the business policy and 80% of the construction costs would be determined, exactly as described in "Pareto Principle". By receiving a quotation from construction company that leads to significantly over budget, it can be said that it is the result of proceeding the project without understanding the Pareto Principle, the importance of first stage of whole process. It is also called "front-loading" for a thorough study in the first phase.

Plus PM Consultant Sdn Bhd
 JOJI KIMURA
 President/CEO

Toyo Tyre New Factory (Phase 2)



The Second Phase construction work of TOYO TIRE MALAYSIA which is under construction since June 2018, is about to complete in August 2019. This is a large-scale project with a total floor area of over 100,000m². The Taiping area where this project is located has more rainfall compared to other areas, and the construction delays are observed during the rainy season.

TOYO TYRE MALAYSIA SDN BHD

Client / Toyo Tyre Malaysia Sdn Bhd
 Location / Taiping, Malaysia
 Usage / Factory
 Client / Plus PM Consultant Sdn Bhd
 T F A / 100,801m²
 Structure / RC

In this project, further geological improvement was required from the soft ground, and the change of pile construction caused a significant delay in the schedule.

At one point, we were worried about the consequences to be faced, but was able to maintain the initial schedule after discussions with the main contractor. With the aim of delivering the project in August 2019, we always ensure that our clients are satisfied with the quality of the construction work.

The Japan Club of Kuala Lumpur (JCKL) Building Diagnosis Service

The JCKL located in Taman Seputeh is the most popular facility of Japanese society in Malaysia. In 1976, it was a Japanese School but the school was then moved to Subang in 1993, and for about 20 years, the building has been converted into a Clubhouse. JCKL is not only utilized by the families of Japanese who live in KL, but also by retired Japanese who are staying in KL on MM2H. As it is a popular Japanese clubhouse, the conditions of the building shall be maintained in view of its age of over 40 years old.



JAPAN CLUB OF KUALA LUMPUR

Client / Japan Club of Kuala Lumpur
 Location / Seputeh, Malaysia
 Usage / Clubhouse
 Client / Plus PM Consultant S/B
 T F A / 6,397m²
 Structure / RC

Plus PM is pleased to undertake the Building Diagnosis for JCKL, and carries out the inspection of Building Diagnosis report, repair plans, construction plans, and inspections during construction to deliver a long term safety assurance for the building.

Japan Lifeline Malaysia (JLL) Factory – Penang Club

JLL Malaysia Sdn. Bhd., a Malaysian subsidiary of Japan Lifeline Co., Ltd. is constructing its first overseas plant at North Penang Science Park. It manufactures medical devices in the cardiovascular area such as balloon catheters, EP catheters, ablation catheters and open stent grafts for Japan. In the future, it is planned to expand its mother factory in overseas as well.



JAPAN LIFELINE MALAYSIA SDN BHD

Client / JLL Malaysia Sdn Bhd
 Location / Penang, Malaysia
 Usage / Factory
 Client / Plus PM Consultant S/B
 T F A / 9,203m²
 Structure / RC

In this project, Plus PM involved from the project examination stage, and conducted pre-purchase land inspection, evaluation of quotations submitted by several contractors, conducted price negotiation, checking of construction contract, and negotiating additional amount after the groundwork.

The Construction will be completed in the autumn of 2019 and will operate in early 2020.

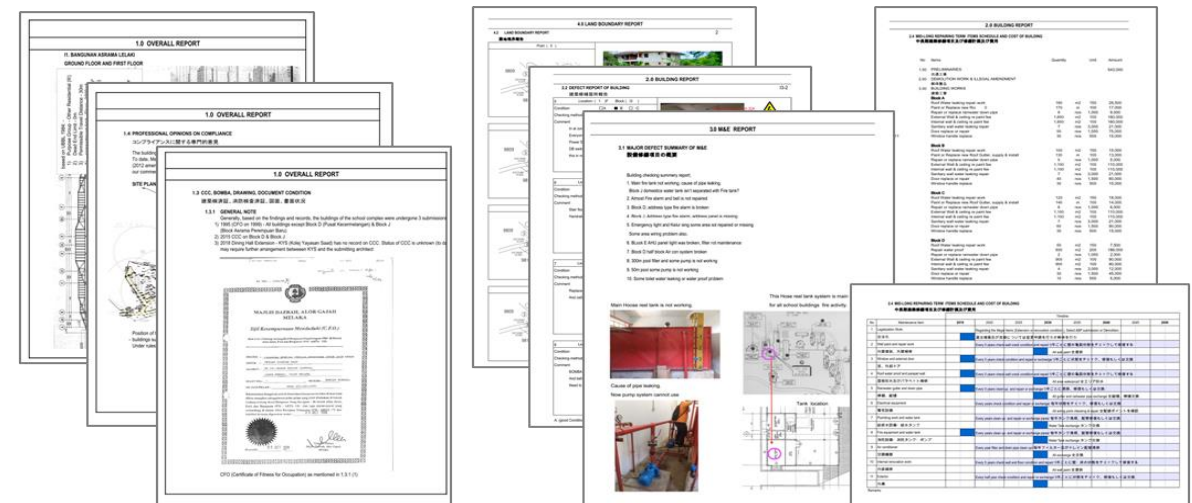
ER New Service

Plus PM provides land and building diagnosis services for customers who are considering in purchasing land or existing buildings. Land, building and equipment professionals will report in the Building Diagnosis or Engineering Report.

- ✓ The appropriate amount of investment (infrastructure maintenance cost, new construction, building extension construction cost, short term repair cost after purchase, building approval, application cost, etc.) is detectable
- ✓ Able to compare the functionality of real estate with the purpose of investment
- ✓ Ensure compliance

With the report, investors are able to make a quick & accurate investment decisions, while at the same time avoiding risks before real estate transactions.

Sample of Building Diagnosis (not only for purchase but also for lease contract)



- Review certificate of inspection, compare drawings against current facilities, confirm compliance
- Examine the Land Documents and Land Boundary
- Deterioration and durability survey of building and equipment
- Calculation of the estimated reconstruction cost and medium to long-term renovation
- Rapid procedures of purchasing lands and buildings
- In advance to grasp the possible risk to occur
- Able to make appropriate investment decisions
- Legal compliance and negotiation of discount for repair costs

List of Project in Progress (Sort by Completion Date)

	Location	Total Floor Area	Scheduled Completion Date
1. Factory Renovation	Selangor	2,500 m ²	July 2019
2. New Automobile Parts Factory	Perak	100,000 m ²	August 2019
3. New Logistic Warehouse	Negeri Sembilan	6,000 m ²	September 2019
4. Office Renovation	Kuala Lumpur	400 m ²	September 2019
5. Community Facilities Renovation	Kuala Lumpur	6,500 m ²	February 2020
6. New Automobile 3s Center	Selangor	1,600 m ²	July 2020
7. New Logistics Warehouse	Negeri Sembilan	50,000 m ²	September 2020
8. New Industrial Factory	Selangor	42,000 m ²	October 2020
9. New Commercial Facilities	Kuala Lumpur	130,000 m ²	October 2020
10. New Food Factory	Negeri Sembilan	50,000 m ²	December 2020
11. New Industrial Factory	Johor	5,000 m ²	December 2020
12. New Health Care Center	Vietnam	120,000 m ²	December 2021
13. New Condominium	Indonesia	86,000 m ²	January 2022