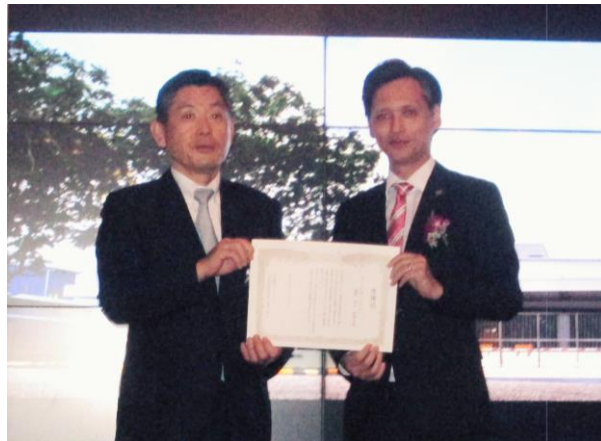


## NIPPON KONPO MALAYSIA Grand Opening Ceremony of New Bonded Logistics Warehouse



The Opening Ceremony of NIPPON KONPO (MALAYSIA) Logistics Bonded Warehouse was conducted on 27<sup>th</sup> November 2019. Plus PM Consultant was engaged in this project since July 2018 to manage from the basic planning stage to the selection of design & build contractor, tender and construction stage and delivery support.

Construction of this project was started in early 2019, we were able to complete the project and obtain the completion certification on schedule in a short period of 9 months with the adoption of precast on-site production method.

At the ceremony, Mr Masakatsu Kuroiwa, president of NIKKON HOLDINGS, the parent company of NIPPON KONPO (MALAYSIA) expressed that this is their first logistics warehouse in Malaysia

and together with their many other logistics warehouses in other countries, they are moving towards a global business expansion in future.

Plus PM Consultant got involved deeply in the project and the members were pleased and proud to be able to obtain the satisfaction of the client throughout the cost, quality, schedule and safety management of the project.



NIPPON KONPO (MALAYSIA) SDN BHD

**C l i e n t /** Nippon Konpo (Malaysia) Sdn Bhd  
**L o c a t i o n /** Senawang, Malaysia  
**U s a g e /** Office, Factory  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 5,953.62m<sup>2</sup>  
**S t r u c t u r e /** RC

### Staff Introduction

Throughout my careers in the construction industry, I had undertaken different roles and positions. As a result, I have accumulated knowledge and experience in different fields.



**Eric Ng Jing Shen**  
Project Manager

Here in Plus PM Consultant, since I will fully utilize what I had learn over the years to manage the project assigned to me and continue to improve myself, I will achieve high level of client and personal satisfaction.

In my free time, I enjoy going for a hiking trip and take landscape photography.

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# Plus Update

## TOYO TYRE MALAYSIA Grand Opening Ceremony of New Factory



The TOYO TYRE's Phase 2 construction started in June 2018, completed in August 2019 without any delay on the schedule. The opening ceremony took place on 3<sup>rd</sup> October 2019 splendidly.

Mr. Takashi Shimizu, President and Representative Director of TOYO TIRE Co., Ltd. and Dr Ong Kian Ming, Deputy Minister of Ministry of International Trade and Industry, have also attended the ceremony. Although it is a Phase 2 construction, it is a large-scale project that exceeds 100,000m<sup>2</sup> and supplies products for the global markets.

During construction of this project, there was a concern that the rich rainfall in Taiping would cause soft ground and

bring an impact to the construction schedule. However, with full cooperation of the entire project team, we were able to overcome the difficulties and completed the delivery on schedule. When the members of Plus PM Consultant attended the opening ceremony, we felt a strong sense of joy and accomplishment.



TOYO TYRE MALAYSIA SDN BHD

**C l i e n t /** Toyo Tyre Malaysia Sdn Bhd  
**L o c a t i o n /** Taiping, Malaysia  
**U s a g e /** Factory  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 100,801m<sup>2</sup>  
**S t r u c t u r e /** RC

### Introduction

### The Value of Reading

In Japan, since the smartphones became popular, the number of people reading books on train has decreased. Although in this era, it is much convenient to get the information instantly via internet, we can get a lot of awareness and learnings through reading.

For example, the summaries of the strategic theory, marketing etc were overflowing on the internet, we can even see videos at YouTube. However, when we read the original books, we can find points of claims and arguments that the author is trying to convey. Also, we can get hints by comparing your own issues with the books. Moreover, it is a very great value to be able to learn success and failure experiences through books. So to speak, reading is opportunity to open our imagination.

At the end of the year, I reorganize my bookshelf by disposing the book with tenuous contents for the purpose of only increasing sales volume, and the book that will value my life will remain at the center of the bookshelf.

In fact, the common hobby of well-known celebrities is "reading". Microsoft founder Bill Gates reads for an hour each night before he sleeps. Facebook founder Mark Zuckerberg also reads one book every two weeks. I have seen employees for many years in the position of the management, if I see employees who have awakened to reading, I have a high expectation for their future growth.

## AJINOMOTO (MALAYSIA) New Factory Project

This project has started since August 2018, after going through the processes from designer selection, basic planning, contractor selection (primary and secondary), Ground-breaking Ceremony for the new AJINOMOTO Factory was finally held on 15<sup>th</sup> October, 2019.



### AJINOMOTO (MALAYSIA) BERHAD

**C l i e n t /** Ajinomoto (Malaysia) Berhad  
**L o c a t i o n /** Bandar Enstek, Negeri Sembilan, Malaysia  
**U s a g e /** Office, Factory  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 54,000m<sup>2</sup>  
**S t r u c t u r e /** RC & Steel Structure

This is a large-scale project of 200,000m<sup>2</sup>, including 2 manufacturing buildings, 4 non-manufacturing buildings, and 54,000m<sup>2</sup> of total floor space.

Plus PM Consultant has been involved since the beginning throughout all the stages.

For more than one year and a half of construction period including production machinery installation, we will closely manage the schedule, quality, safety and environment for the project to ensure a stable production for the factory operation for the Client.

## JAPAN LIFELINE MALAYSIA SDN. BHD. Project Completion of Penang Factory

We are pleased to announce the completion of JLL MALAYSIA factory at North Penang Science Park which is the first overseas project for JAPAN LIFELINE.

They have the plan to manufacture cardiology medical devices for Japan, including balloon catheters, EP catheters, ablation catheters and open stent grafts. In future, as they expand in overseas, this JLL factory will play the role as the Mother factory.

Plus PM was involved from the project review phase of this plant, and then carried out a land inspection, an estimate comparison of contractors, cost evaluation, price negotiation, construction contract check and negotiation of variation orders.



### JAPAN LIFELINE MALAYSIA SDN. BHD.

**C l i e n t /** JLL Malaysia Sdn. Bhd.  
**L o c a t i o n /** Penang, Malaysia  
**U s a g e /** Factory  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 9,203m<sup>2</sup>  
**S t r u c t u r e /** RC

## \*NAGOYA AUTOMOBILE MALAYSIA HOLDING SDN BHD 3S Center Construction Project



### NAGOYA AUTOMOBILE MALAYSIA HOLDING S/B

**C l i e n t /** Nagoya Automobile Malaysia Holding Sdn Bhd  
**L o c a t i o n /** Rawang, Malaysia  
**U s a g e /** 3S Center  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 1,607m<sup>2</sup>  
**S t r u c t u r e /** RC

NAGOYA DAIHATSU will build a new concept store known as the 3S (Sales, Service, Spare Parts) Centre of Domestic Car in Malaysia.

In order to increase consumers' satisfaction in Malaysia, PERODUA has invited NAGOYA DAIHATSU, the dealer who has the highest consumers' satisfaction to create the store that incorporates the essence of Japan's services.

PERODUA plans to play a role as a model store in the future as well. Plus PM carried out consultation from the land purchase phase, land inspection, design management, business registration, tendering process for local construction companies, cost negotiation, contract check and construction site management.

## \*JAPAN CLUB OF KUALA LUMPUR (JCKL) Compliance with laws and regulations



### JAPAN CLUB OF KUALA LUMPUR

**C l i e n t /** Japan Club of Kuala Lumpur  
**L o c a t i o n /** Seputeh, Malaysia  
**U s a g e /** Clubhouse  
**C M /** Plus PM Consultant Sdn Bhd  
**T F A /** 6,397m<sup>2</sup>  
**S t r u c t u r e /** RC

JCKL Clubhouse is the most friendly facility for Japanese people in Malaysia. In 1976, it was a Japanese School, but the school was then moved to Subang in 1993, and the building has been converted into a Clubhouse for about 20 years.

Initially the building has no issue, but with more than 40 years' age, and the revision of building regulations, some areas were found not complying with current law.

Plus PM is engaged by JCKL to handle and support on current laws and regulations from government business registration, construction company selection, safety and quality control, and government office inspection. Plus PM will handle the project to ensure it can be used safely for a long term.

### List of Ongoing Projects (Sort by Completion Date)

	Location	Total Floor Area	Scheduled Completion Date
1.	Community Facilities Renovation	6,500m <sup>2</sup>	February 2020
2.	Restaurant Interior Renovation	500m <sup>2</sup>	April 2020
3.	New Automobile 3S Center	1,600m <sup>2</sup>	July 2020
4.	New Shopping Mall	130,000m <sup>2</sup>	October 2020
5.	Logistic Warehouse 1	20,000m <sup>2</sup>	December 2020
6.	New Food Factory	50,000m <sup>2</sup>	December 2020
7.	Logistic Warehouse 2	20,000m <sup>2</sup>	April 2021
8.	New Automobile Parts Factory	140,000m <sup>2</sup>	December 2021
9.	New Condominium	86,000m <sup>2</sup>	January 2022
10.	New Health Care Center	70,000m <sup>2</sup>	June 2022