

『Avoid the risk of illegal factory & illegal operation』

On 3<sup>rd</sup> November 2020, the Selangor state government announced that number of illegal factories in the state had reached to 5,589, according to the Chairman of Selangor State Government, Mr. Ng Sze Han (right image). In response to this announcement, it has become a hot topic among Japanese companies. As a specialist in facility maintenance, we will explain the illegal activities and countermeasures.



Source: <https://www.thesundaily.my/>

First of all, the detection of illegal operations is not sudden. Audits have been conducted intermittently so far, but this time, the investigation was focusing on the illegality related to environment after the incident of large-scale water failure in KL city area due to waste drainage into rivers.

A wide range of permits are required to operate a factory, including Certificate of Completion and Compliance or Certificate of Fitness (CCC or CF), Fire and Rescue Department (BOMBA), Department of Environment (DOE), and Amended Development Order & Amended Building Plan (ADO&ABP). We have been involved in various construction projects, for factories that are more than 10 years old, there are many buildings with no issues in the past are now not complying to the current regulations due to changes in laws and regulations.

Also, some small-scale extensions or renovations are required for authorities submission, but some owners and contactors tend to have a false perception of "not necessary". As a result, it becomes an illegal building. In addition, when purchasing or renting an existing factory, some companies have been caught without knowing that the factory is an illegal one.

◆ What should I do if it is already understood that it is an illegal factory?

If your factory was expanded or refurbished but you have not made authorities submission, you will need to consult with the authorities again. Generally, it may take 1 to 2 years depending on the size and situation of the building if the legal compliance work is carried out from the illegal state that was refurbished without application. For this reason, it is essential to work with the authorities to complete the process without stopping the business.

◆ What should I pay attention to when buying an existing factory?

When buying or renting a new existing factory, it is necessary to seek advice from a third-party expert before contracting with the building owner. In many cases, Malaysia buildings are unintentionally illegal, and unlike Japan law, the buyer are responsible for the defects. It is time consuming and costly to discover and legalize the illegal after acquisition, and in some cases the project itself may not be established. To avoid this, we recommend you consult a construction specialist first.

# Plus Update

## Bandar Bukit Raja-Senheng Project is completed

### BANDAR BUKIT RAJA – SENHENG PROJECT

Client / Sime Darby Property MIT Development S/B  
Location / Selangor, Malaysia  
Usage / Warehouse  
CM / Plus PM Consultant Sdn Bhd  
TFA / 18,603m<sup>2</sup>  
Structure / Ground Level Warehouse  
4-storey Office Building Steel Structure



Bandar Bukit Raja Industrial Gateway is a joint development between Mitsui & Co., Mitsubishi Estate and Sime Darby Property, a Malaysian leading property development company to develop a Build To Suit (BTS) supply chain hub in Selangor, Malaysia.

In Malaysia, with increasing demand for consumer goods and e-commerce, there is a transient to consolidate and strengthen business bases such as rental logistics facilities and factories. The project site is located between Kuala Lumpur, the capital city and Port Klang, the largest port in Malaysia. In addition to existing highways, the opening of highway connecting Peninsular Malaysia from north to south in 2020 along the project site is expected to increase the convenience of the access. This building, with approximately 18,603m<sup>2</sup> is a warehouse for one of the Malaysia's leading electronics retailers, Senheng Electric (KL) Sdn Bhd.

Our company participated from the middle of the tender stage. At the construction stage, we provided support for safety and health, quality, on-site inspection, process control, and preparation of materials for internal reporting as CM operations. During the construction work, our company was forced to deal with the Coronavirus pandemic, and after repeated coordination with the contractor, we manage to catch up with the delay of about 2 months in schedule and delivered the project on time within the ultra-short construction period.

### Staff Introduction

From August 2019, I was transferred from Plus PM Co., Ltd. to its overseas division, Plus PM Consultant Sdn Bhd to work as Assistant Marketing Manager.

Currently, while understanding the project issues of our Client and offer the most suitable proposals, we are also engaged in PM / CM consulting work, mainly on ASEAN construction projects for Japanese companies.

From the Client's point of view, I will do my utmost to solve their issues and continue to strive and grow every day to become No. 1 PM / CM company in ASEAN.



Shuhei Okuda  
Assistant Marketing  
Manager

**PLUS PM CONSULTANT SDN BHD**  
(1054055-T)  
Managing Director/CEO JOJI KIMURA

Address 16-16, 16th Floor, Wisma UOA II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia.  
TEL +603-2712-0263 FAX +603-2712-0264

Homepage <https://www.plus-pm.com/en/>  
Email [contact@plusweb.co.jp](mailto:contact@plusweb.co.jp)

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

親会社  
**株式会社 プラスPM**  
代表取締役 木村 譲二

本社 〒530-0047 大阪市北区西天満2丁目8番5号 西天満大治ビル  
TEL 06-6363-6066(代) FAX 06-6363-6466

東京支店 〒101-0044 東京都千代田区鍛冶町1丁目7番11号 KCAビル  
TEL 03-3526-4181 FAX 03-3526-0801

ホームページ <https://www.plus-pm.com>  
Eメール [info@plusweb.co.jp](mailto:info@plusweb.co.jp)

※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

### Introduction

Last year, the outbreak of Coronavirus pandemic has restricted economic activity and changed the work styles and daily life. In business, there are something should be changed according to the situation and certain things should never be changed no matter how the situation is. As a new trend, digitalization has advanced, such as working from home, conducting meetings via web, and presentation via web. They are all "the methods", not "the ideal ways" of the management. No matter how the environment and the situation changes, "the ideal ways" is something that should remain unchanged. In fact, there are many companies run into troubles by changing things that should not be changed and being manipulated by surrounding trend and media.

### Real Communication

Our value of existence is to develop the success of Client's project and at the same time to realize the well-being of our employees. To achieve this, we need a spirit of "altruism" born from a deep understanding of our management philosophy. It is essential to carry out face-to-face realistic communication with each other. I am looking forward to holding a party along with employee's families when the Coronavirus settles down.

**✿ Construction project of Nagoya Automobile Malaysia Holding S/B 3S Centre is now completed**



**NAGOYA AUTOMOBILE MALAYSIA HOLDING SDN BHD**

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

Aichi Daihatsu has recently completed a new concept store 3S (Sales, Service, Spare Parts) Centre for the domestic car "PERODUA" in Malaysia.

In order to increase consumers' satisfaction in Malaysia, PERODUA has invited Aichi Daihatsu Co., Ltd., the dealer with highest consumers' satisfaction among the "Daihatsu" affiliates to create the store that incorporates the essence of Japan's services. The store completed this time will play as a role model in the future with "PERODUA". We provided consultation from the land selection stage, and conducted land diagnosis, design management, business registration, tendering process for local construction companies, cost negotiation, contract check and management for interior design, and onsite management. While construction was suspended due to a new coronavirus during midst of construction, we checked the issues for resuming construction and negotiated the conditions with stakeholders and with that we were able to successfully complete the construction.

**✿ Ajinomoto (Malaysia) new construction project is in progress!**



**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 / Factory & Office  
 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  
 (office building, factory building, warehouse building, etc)

Located in Negeri Sembilan, Malaysia, this project is a total relocation of factory which was founded in 1961. With a total floor area of 54,000m<sup>2</sup>, the new factory will produce halal-compliant products, develop original materials, and strengthen production functions. In this project, we carry out consistent management from the concept stage to the factory operation.

This large-scale factory construction project began in August 2019, about one year and a half ago. Due to the outbreak of Coronavirus, the construction work was once suspended, therefore all the parties involved in the project are currently taking careful measures against the infection for the construction to proceed smoothly.

Currently, more than 500 people are engaged in construction work in a day, and building construction, roof and exterior wall construction, brick construction, etc. are underway for each building. From December 2020 to 2021, the installation of production machines has also begun, and we are facing a very difficult stage due to complicated coordination between construction, equipment, and utilities necessary for production.

We will continue to manage cost, quality, and schedule, as well as safety and the environment, and work together as a team to achieve the success of the project.

**✿ Groundbreaking Ceremony for Passenger Car Tire Factory in Serbia was held by Toyo Tire**

On 15<sup>th</sup> December 2020, TOYO TIRE Co., Ltd. and its production subsidiary, TOYO TIRE Serbia d.o.o Beograd held a groundbreaking ceremony for the proposed construction site of a new factory in Indija, Republic of Serbia.

Approximately 40 people attended the groundbreaking ceremony, including President of the Republic of Serbia, Mr. Aleksandar Vučić, Major of the Municipality of Indija, Mr. Vladimir Gak, Ambassador of Japan to Serbia, Mr. Takahiko Katsumata, implore safety of the factory construction work.

This ceremony was held while taking measures to prevent the spread of Coronavirus pandemic, whereby CEO of TOYO TIRE Co., Ltd., Mr. Takashi Shimizu, participated remotely from Japan.

We participated from the basic and conceptual planning stages, and provided total support including basic design work, business registration, tendering based on a comprehensive evaluation method, acceptance or rejection of value engineering proposals for cost optimization, cost negotiation, and contract check. And we are pleased that the construction has started smoothly.

At the construction stage, our staff will be stationed in Serbia, and we will do our utmost to support the completion of the new factory with consideration for safety and the environment as well as cost, quality, and schedule management.

**TOYO TYRE SERBIA D.O.O**

C l i e n t / Toyo Tyre Serbia d.o.o  
 L o c a t i o n / Indija, Serbia  
 U s a g e / Factory & Office  
 C M / Plus PM Consultant Sdn Bhd  
 T F A / 123,000m<sup>2</sup>  
 S t r u c t u r e / RC



**List of Ongoing Projects**

Usage	Location	Total Floor Area
1. New Condominium	Kuala Lumpur	113,288m <sup>2</sup>
2. Educational Facilities	Selangor	24,000m <sup>2</sup>
3. Logistic Warehouse	Selangor	8,600m <sup>2</sup>
4. Large-scale Food Manufacturing Factory	Negeri Sembilan	50,000m <sup>2</sup>
5. New Automobile 3S Center	Selangor	1,600m <sup>2</sup>
6. New Shopping Mall	Kuala Lumpur	100,000m <sup>2</sup>
7. Warehouse & Office Interior Renovation	Selangor	100,000m <sup>2</sup>
8. New Condominium	Indonesia	84,500m <sup>2</sup>
9. New Food & Beverage Interior Renovation - 1	Kuala Lumpur	350m <sup>2</sup>
10. New Shopping Mall	Selangor	7,000m <sup>2</sup>
11. New Cold Storage Warehouse	Selangor	20,000m <sup>2</sup>
12. New Automobile Parts Factory	East Europe	120,000m <sup>2</sup>
13. New Hotel	Vietnam	60,000m <sup>2</sup>
14. New Food & Beverage Interior Renovation - 2	Kuala Lumpur	400m <sup>2</sup>
15. New Healthy Care Center	Vietnam	70,000m <sup>2</sup>