

## Tree Planting Ceremony at Ajinomoto New Factory Project



Located in Negeri Sembilan, Malaysia, this project is a total relocation of factory which was founded in 1961. With a total floor area of over 50,000m<sup>2</sup>, the factory will produce halal-compliant products, develop original materials, and strengthen production functions.

The construction built on a site of approximately 188,000m<sup>2</sup> and a factory with a total floor area of approximately 54,000m<sup>2</sup>. The features of this project is to actively respond to the Environment (E) and Society (S), and Plus PM Consultant consistently manages from the concept stage until before operation of factory.

On 6<sup>th</sup> April 2021, in conjunction with "Earth Day 2021", an international event to pledge support for environmental protection, a Tree Planting Ceremony was held at the new factory. All the parties involved will work together to complete the new factory project.

### AJINOMOTO (MALAYSIA) BERHAD

Client / Ajinomoto (Malaysia) Berhad  
 Location / Bandar Enstek, Negeri Sembilan, Malaysia  
 Usage / Factory & Office  
 CM / Plus PM Consultant Sdn Bhd  
 TFA / 54,000m<sup>2</sup>  
 Structure / RC & Steel Structure  
 (office building, factory building, warehouse building, etc)



### Staff Introduction

It has been 8 years since I came here when our Malaysia corporation is launched. At first, we were like running in the dark without direction, but now with all staff, we are blessed that we have grown to the point where we are able to help all clients with high confidence.



Yusuke Morino  
Director

Malaysia is in its second phase of full lockdown due to Covid-19 where we hardly get an environment to spend a long time together with our families. While valuing this time, I would like to take good balance of business and private life and establish a new business and lifestyle in the future. I would like to continue to take challenges and contribute as much as possible in construction business for our Clients in ASEAN.

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# Plus Update



Plus PM Consultant Sdn Bhd  
<https://www.plus-pm.com>

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## Bandar Bukit Raja – LESCHACO PROJECT has been completed

### BANDAR BUKIT RAJA – LESCHACO PROJECT

Client / Sime Darby Property MIT Development Sdn Bhd  
 Location / Selangor, Malaysia  
 Usage / Warehouse  
 CM / Plus PM Consultant Sdn Bhd  
 TFA / 17,100m<sup>2</sup>  
 Structure / Logistics Facilities & Factories



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.

This building is a chemical warehouse LESCHACO (Malaysia) Sdn Bhd, a German company with approximately 17,100m<sup>2</sup> that provides ocean and air cargo solutions in compliance with international hazardous goods regulations as a pioneer service provider for chemical transportation.

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 documentation for internal reporting. Since this facility has a special usage for chemical storage, Performance Based Approach (PBA) approval was required. Therefore, for the preparation of necessary reports, we hired a chemical safety consultant and obtained PBA approval through persistent consultation with the Fire Department. We are very delighted and proud that this project has successfully completed & begun its operation.

### Greeting

### Power of Asking “Why?”

With the Coronavirus crisis, we are entering a new era of advanced digital utilization and working with people from various countries across national boarder. In addition, countermeasures against global warming are issues that should be tackled by all industries, and the world's values are beginning to change dramatically.

Where should companies go and what should individuals learn? Logically derive policies from past data analysis and consumer needs research are no longer the “winning method”. We need to have the ability to doubt the events and data in front of us by asking “are they true?”, so to speak, the power to identify issues. Therefore, companies with innovative ideas that lead to new services will grow and develop.

So how can we gain the ability to doubt the common sense of the past and to ask, “are they true?” We will have the ability to doubt when we have a wide range of knowledge. Study the history, not only think of our country's values, but to also investigate what is happening in other countries. It is also effective to go on a trip and understand from our own experience. The founder of Apple, “Steve Jobs” was always asking “Why?” and as a result, he has created new values that enrich people's lives by utilizing the latest technology.

Plus PM Consultant Sdn Bhd  
**Joji Kimura**  
 President/CEO

◆ Kintetsu World Express (Malaysia) Sdn. Bhd. opened a warehouse at Penang Airport



**KWE WAREHOUSE RENOVATION/MOVING PROJECT**

Client / Kintetsu World Express (Malaysia) S/B  
 Location / Penang, Malaysia  
 Usage / Warehouse  
 Client / Plus PM Consultant Sdn Bhd  
 Total Floor Area / 10,260m<sup>2</sup>  
 Structure / RC

Kintetsu World Express (Malaysia) Sdn. Bhd., a local subsidiary of Kintetsu World Express, Inc., has started full-scale operation of a new warehouse in the FCZ (Free Commercial Zone) area in Penang Airport, Malaysia. As an international integrated logistics company, Kintetsu Express provides one-stop services such as international air cargo transportation, international sea cargo transportation and logistics.

Penang is well known in Malaysia for electronics industry where high-tech companies and medical device manufacturers are expanding, exports of electrical and electronic products, semiconductors, medical devices and in-vehicle equipment are active. In the new warehouse, the company provides services such as air-conditioned area with constant temperature and humidity that meet various needs in Penang where it is expected to continue be a concentration center for electronic and medical device manufacturers.

Plus PM Consultant participated from the design and contractor selection stage and supported and promoted the renovation work of the new warehouse office, relocation from the old warehouse, and renovation work in the new warehouse. We carried out onsite management up to business operation, including proposals for separate ordering schemes, design coordination, quotation assessment/evaluation, cost negotiation with the building owner and building management company, and support for moving schedules. We are very delighted and proud that the new warehouse and office business of Kintetsu World Express (Malaysia) Sdn. Bhd. has successfully begun its operation despite the restriction of Covid-19.

**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. New Distribution Center	Selangor	200,000m <sup>2</sup>
5. Retail Store Interior Renovation	Selangor	3,000m <sup>2</sup>
6. New Shopping Mall	Kuala Lumpur	100,000m <sup>2</sup>
7. Expansion of New Shopping Mall	Selangor	7,000m <sup>2</sup>
8. New Automobile Parts Factory	East Europe	120,000m <sup>2</sup>
9. New Hotel	Vietnam	60,000m <sup>2</sup>
10. New Food & Beverage Interior Renovation - 2	Kuala Lumpur	400m <sup>2</sup>
11. New Healthy Care Center	Vietnam	70,000m <sup>2</sup>

◆ Embassy of Japan in Malaysia



**EMBASSY OF JAPAN IN MALAYSIA – OFFICE BUILDING DIAGNOSIS AND INTERIOR RENOVATION PLAN**

Client / Embassy of Japan in Malaysia  
 Location / Kuala Lumpur  
 Usage / Embassy of Japan in Malaysia  
 Client / Plus PM Consultant Sdn Bhd

◆ Ambassador's Residence



**AMBASSADOR'S RESIDENCE - BUILDING DIAGNOSIS**

Client / Embassy of Japan in Malaysia  
 Location / Kuala Lumpur  
 Usage / Ambassador's Residence  
 Client / Plus PM Consultant Sdn Bhd

◆ Grand Opening of "SHABU-YO" Second Restaurant Outlet



**SKYLARK MALAYSIA - PYRAMID PROJECT**

Client / Skylark Malaysia Sdn.Bhd.  
 Location / Kuala Lumpur, Malaysia  
 Usage / Restaurant  
 Client / Plus PM Consultant Sdn Bhd  
 Total Floor Area / 350m<sup>2</sup>  
 Structure / Renovation

This is the second restaurant outlet launched by SKYLARK MALAYSIA SDN. BHD., at Sunway Pyramid Mall, a commercial facility in Kuala Lumpur, Malaysia. The first outlet is located at the center of the city, while this new outlet is located at suburb of the city.

Same as the first outlet, Plus PM Consultant negotiated demarcation of construction and sphere of responsibility with the building owner, and also conducted design supervision and relevant laws and regulations check. After that, we provided construction contract drafting support and construction cost reduction through tender. At construction stage, we provided total support until the commencement of its business operation such as quality support, schedule management, and business license acquisition check. While strictly adhere to the Standard Operating Procedure (SOP) of Mall due to pandemic of Covid-19, we performed design and construction management and achieved the Grand Opening within a short period of time.