

## Mitsui Outlet Park KLIA Sepang Phase 3 Expansion Plan



### MITSUI OUTLET PARK KLIA SEPANG PHASE 3 EXPANSION

Client	/ MFMA Development Sdn. Bhd.
Location	/ Sepang, Selangor, Malaysia
Usage	/ Shopping Mall
CM	/ Plus PM Consultant Sdn. Bhd.
TFA	/ 65,700m <sup>2</sup>
Structure	/ RC, 2 floors

This is the phase 3 expansion plan of "Mitsui Outlet Park Kuala Lumpur International Airport Sepang" (MOP KLIA SEPANG) by MFMA DEVELOPMENT SDN. BHD., a joint venture between MITSUI FUDOSAN ASIA MALAYSIA SDN. BHD. and MALAYSIA AIRPORTS HOLDINGS BHD (MAHB).

This facility was opened in May 2015 at Kuala Lumpur International Airport as its first full-scale outlet mall in Kuala Lumpur.

In December 2017, the facility continued to grow steadily toward the second phase of expansion, and even after 2020 where it was greatly affected by Covid-19, it has achieved even stronger growth by opening new stores of popular luxury brands. The 3<sup>rd</sup> phase of floor space expansion covers a site area of approximately 20,000m<sup>2</sup>, total floor area of approximately 7,700m<sup>2</sup>, retail area of approximately 7,000m<sup>2</sup>, with approximately 5 stores in total.

In this project, we were entrusted by the Client for the site quality control, health and safety management, process control, and additional cost assessments.

To manage the construction contractors, our staff was stationed on site to check daily site conditions, provide instructions on corrective actions, make suggestions and reports, share and resolve problems in a timely manner.

As this extension work is carrying out while the mall is operating, it is necessary to minimize the impact to the operation. Despite the various restrictions imposed due to Covid-19, we were able to cooperate with all people involved and successfully held the grand opening.

## Changshu Synergy Auto Parts New Factory Project



### CHANGSHU SYNERGY AUTO PARTS CO., LTD.

Client	/ CHANGSHU SYNERGY AUTO PARTS CO., LTD.
Location	/ Changshu City, Jiangsu Province, China
Usage	/ Factory (Automotive Parts)
CM	/ Plus PM Consultant Sdn. Bhd.
TFA	/ 45,000m <sup>2</sup>
Structure	/ RC structure

Changshu Synergy Auto Parts Co., Ltd. is a manufacturer of automotive parts in Changshu City, Jiangsu Province, China. We continue to receive order to provide advisory services for its new factory in China, following on from our previous PM service in Malaysia.

In this project, we mainly conducted online meetings between China and Malaysia to confirm the basic plans, evaluate the tender cost of general contractor, and check the construction contract.

Although there was a construction stoppage due to the Covid-19 during the construction, we are glad that the project was able to complete successfully.

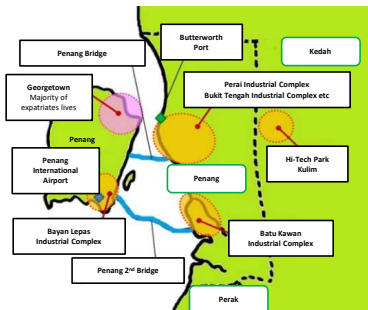
# Webinar "The Latest Business Trend and Construction Investment Project"

On 8<sup>th</sup> June 2022, Plus PM Consultant hosted a webinar via zoom on "Business Support for Entering into Malaysia Market - Latest Business Trend and Construction Investment Project" under the auspices of the Malaysian Investment Development Authority (MIDA). Thanks to the generous support of MIDA and the guest appearance by Sojitz Corporation, the seminar was attended by approximately 100 participants.

Yusuke Morino, Director of Plus PM Consultant, took the podium as a lecturer for the third session and gave a lecture on the business environment from the construction site perspective, based on his experience in supporting the construction of shopping malls and large-scale factories in Malaysia.

## Market Conditions of Building Usage in Malaysia

### Manufacturing



- Investment in electrical and electronics-related industries is booming due to the global shortage of semiconductors
- Reinvestment of Japanese companies that have already entered the market and large-scale while western companies are making large-scale investments
- Large-scale investments are occurring one after another, mainly in the northern areas of Penang and Kulim
- The northern area is attractive as an investment destination for electrical and electronic equipment and medical equipment

### Commercial



- Rise of e-commerce due to Covid-19 revitalizes logistics business
- Demand for cold chain due to rising consumption of fresh foods
- Demand for air-conditioned rooms and cold rooms for accurate storage is increasing due to strong sales of electrical and electronic and medical equipment-related businesses
- Increase in large ramp warehouses by local logistics developers and European and U.S. developers

### Logistics



- All malls struggle to attract tenants due to activity restrictions by Covid-19
- Easing of various restrictions of Covid-19 has increased purchasing interest

## Staff Introduction

I am responsible for back-office operations which include human resource, finance and administrative tasks.

I love keeping things organized for work efficiency. I also enjoy communicating and working with people. Therefore, I have to acquire a strong people skill to thrive in this role.

Plus PM Consultant supports our client in making right decision in construction management. I will ensure a smooth back-office management to set Plus PM up for the success to be the first-rate PMC/CMC in ASEAN.



**Lai Say Bee**  
Senior Manager  
(Finance, HR & Admin)

## List of Ongoing Projects

1. New Logistics Centre	CM Service	Selangor, Malaysia	Approx 45,000m <sup>2</sup>
2. New Logistics Centre	Advisory	Malacca, Malaysia	Approx 7,000m <sup>2</sup>
3. New Logistics Centre	PM/CM Service	Selangor, Malaysia	Approx 80,000m <sup>2</sup>
4. New Logistics Centre	PM/CM Service	Selangor, Malaysia	Approx 130,000m <sup>2</sup>
5. New Logistics Centre	CM Service	Selangor, Malaysia	Approx 80,000m <sup>2</sup>
6. New Warehouse	FS Support Service	Pahang, Malaysia	Approx 36,000m <sup>2</sup>
7. New Distribution Centre	Advisory	Selangor, Malaysia	Approx 200,000m <sup>2</sup>
8. Factory Extension	PM/CM Service	Selangor, Malaysia	Approx 6,000m <sup>2</sup>
9. Factory Extension	PM/CM Service	Negeri Sembilan, Malaysia	Approx 10,000m <sup>2</sup>
10. Factory Extension	PM/CM Service	Malacca, Malaysia	Approx 50,000m <sup>2</sup>
11. Hotel Renovation	PM/CM Service	Osaka, Japan	Approx 4,100m <sup>2</sup>
12. School Renovation	PM/CM Service	Selangor, Malaysia	Approx 33,400m <sup>2</sup>
13. School Renovation	Advisory	Selangor, Malaysia	Approx 7,000m <sup>2</sup>
14. Product Sales Store	CM Service	Selangor, Malaysia	Approx 2,000m <sup>2</sup>
15. Product Sales Store	CM Service	Malacca, Malaysia	Approx 2,000m <sup>2</sup>
16. New Office	PM/CM Service	Pahang, Malaysia	Approx 3,000m <sup>2</sup>
17. Office Building Renovation	PM/CM Service	Kuala Lumpur, Malaysia	Approx 63,200m <sup>2</sup>
18. Company Dormitory Extension	PM Service	Johor, Malaysia	Approx 2,800m <sup>2</sup>
19. Farm Construction	PM/CM Service	Kelantan, Malaysia	Approx 15,000m <sup>2</sup>
20. New General Hospital	PM/CM Service	Vietnam	Approx 70,000m <sup>2</sup>
21. New Hotel	PM/CM Service	Vietnam	Approx 14,000m <sup>2</sup>
22. New Factory	PM/CM Service	Middle Europe	Approx 120,000m <sup>2</sup>
23. New Training Centre	PM/CM Service	Indonesia	Approx 10,000m <sup>2</sup>

**+PM** The decision for Plus.  
**Plus PM Consultant**  
Managing Director/CEO **JOJI KIMURA**

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

**+PM** その決断を、プラスに。  
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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