

TSUTAYA BOOKSTORE in Pavilion Bukit Jalil is opened.



TSUTAYA BOOKSTORE, Pavilion Bukit Jalil Project

Client / TSUTAYA BOOKS MALAYSIA SDN. BHD.
 Location / Kuala Lumpur, Malaysia
 Usage / Large complex bookstore
 CM / Plus PM Consultant Sdn Bhd
 GFA / Approx. 2913.2m²

Culture Convenience Club Co., Ltd. ("CCC") and Sojitz Corporation ("Sojitz") established a joint venture company, TSUTAYA BOOKS Malaysia Sdn. Bhd., which concluded a franchise agreement of TSUTAYA BOOKSTORE with the local franchise partner. This is its first store in ASEAN, and is situated in the Pavilion Bukit Jalil Shopping Center, which opened in Kuala Lumpur, Malaysia in December 2021.

BUKIT JALIL TSUTAYA BOOKS is a large-scale complex bookstore completed in July 2022, and now operates based on the concept "Cultivate Lifestyle & Culture." As a construction advisor, Plus PM Consultant Sdn. Bhd. oversaw interior design supervision, legal check and design coordination in the design phase, and during construction, we provided on-site design supervision and managed its progress.

Although we were greatly affected by Covid-19 and it was difficult to visit the site, we managed the design through virtual meetings, and completed plans. Based on the plans, we supervised the renovation while adjusting the actual condition of the site. We were able to complete the project with the cooperation of the people involved in this project.

The Hotel "Travelodge Honmachi Osaka" is opened.

The hotel "Travelodge Honmachi Osaka" was opened on the 28th of September 2022.

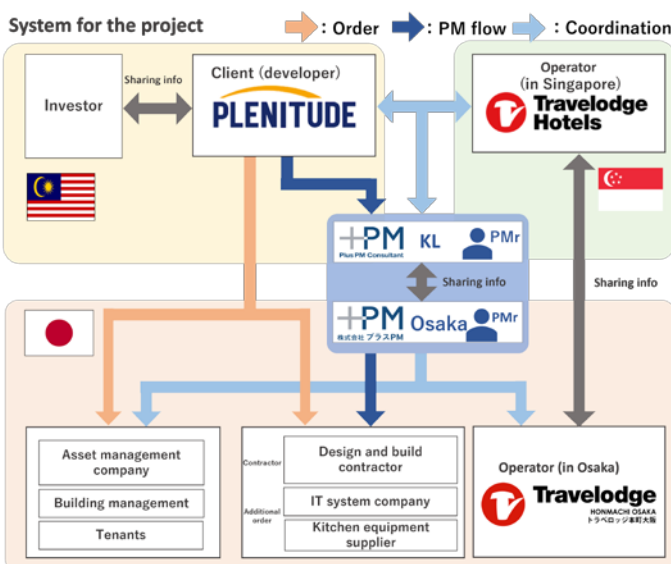
In this project, Plenitude Bhd (Plenitude), a real estate developer, assigned Plus PM Consultant Sdn. Bhd. (Plus PM) project management of the hotel renovation. The project was progressed by collaborating with Global division of Plus PM Co., Ltd. (our parent company in Japan).

Plenitude has 2 issues to promote the project. One is promoting the project under the condition that it is their first business in Japan, involving various stakeholders from 3 countries during the coronavirus pandemic, and another is opening the hotel in autumn 2022 not to miss the business chance after the pandemic.

Since we have offices both in Japan and Malaysia, the project was progressed with the Double Project Manager System. Collaborating and communicating internationally, Plus PM could help Plenitude solve the issues, and the project flew smoothly.

Moreover, with our good consensus flow, clear schedule and smooth progress coordination of stakeholders using Open Item List, we completed the project within about 7 months, and could open the hotel in autumn 2022.

As assumed, the business is going well, and the current occupancy of the hotel is around 80 to 90%.



"Travelodge Honmachi Osaka" Project

Client / Plenitude Bhd
 Location / Honmachi, Osaka, Japan
 Usage / Hotel
 CM / Plus PM Consultant Sdn Bhd
 GFA / Approx. 4200m²
 Structure / RC, 14 storeys

Groundbreaking Ceremony for a Build to Suit (BTS) Warehouse at Plot 1&2

Groundbreaking Ceremony for the "Development of Build to Suit (BTS) Warehouse at Plot 1&2" was held on the 29th of August 2022.

This project is launched by a joint venture among Sime Darby Property, MITSUI & Co., and Mitsubishi Estate to develop a Build to Suit (BTS) supply chain hub, and a double storey warehouse with office space which will be built in Bandar Bukit Raja Industrial Gateway (BBR), Klang, Selangor. This is their 3rd project in BBR following the Leschaco project.

This warehouse is for a global logistics and supply chain company and another logistics company from Malaysia. In 487,000ft² of GFA area, the warehouse is built based on the needs and requirements from the tenant.

Plus PM Consultant as the Client representative coordinates the consultant and main contractor in terms of progress and safety improvement at site. To succeed in this project, we continue to do our best working together with the project team.



Project BBR Plot 1&2

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|-----------|------------------------------|
| Client | / SDM Assets I Sdn. Bhd. |
| Location | / Klang, Selangor, Malaysia |
| Usage | / Warehouse |
| CM | / Plus PM Consultant Sdn Bhd |
| GFA | / 48,700m ² |
| Structure | / RC and Steel |

Groundbreaking Ceremony for Project ALTO

Groundbreaking Ceremony for the "Development of International-scale Smart Warehouse OMega in Bukit Raja" was held on the 13th of October 2022.

This project is launched by a joint venture between Employees Provident Fund (EPF) and Ally Logistic Property (ALP) to unveil ALP Bukit Raja OMega, an international-scale smart warehouse at Bukit Raja Industrial Park, Selangor. ALP BR certainly raises expectations and anticipations upon the completion of OMega, which is designed to boost the nation's logistics industry. OMega is a multi-storey, automation built-in, and technology-integrated warehouse.

Inspired by the futurism concept, OMega introduces a "shared warehouse" structure to offer a flexible rental plan to accommodate industry clients' business expansion. It has a world-class shared Automated Storage and Retrieval Systems (AS/RS) at its heart and separates clients and functions by floors. OMega creates an industry-specific cluster of suppliers and retailers in response to Malaysia's fast growing warehousing needs and vigorous development of digitalization.

OMega will feature 1.8 million sqft in total area with an additional 100,000 pallets in the shared AS/RS zone, making it an ideal destination for FMCG (fast-moving consumer goods), retailers and e-commerce platforms. In terms of operation, it can regulate and reduce the capacity differences between off-season and peak-season of multiple industries, and fully utilize equipment usage and labour force planning to reach maximum economic efficiency.

Plus PM Consultant Sdn Bhd as the Client representative coordinates the various contractors and consultants in terms of progress and safety improvement at site. We continue to do our best working together with the project team to succeed in this project.

Project ALTO

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|-----------|------------------------------|
| Client | / ALP BR (Malaysia) Sdn Bhd |
| Location | / Klang, Selangor, Malaysia |
| Usage | / Warehouse |
| CM | / Plus PM Consultant Sdn Bhd |
| GFA | / 131,894.16m ² |
| Structure | / RC and Steel |

Staff Introduction

Since the day I joined the construction industry, until present, I have been given the opportunities to try many roles and positions that create a good benchmark for me to gain valuable experience and knowledge in various fields. It is a plus point for me to join Plus PM Consultant Sdn Bhd because I fully utilize my knowledge and experience of project management that I gained throughout the construction field.

Moreover, I continue to learn and improve myself in order to provide the utmost service to clients, and it gives me a high level of confidence to handle more projects.

My hobby is to play badminton and futsal on the weekends. By doing this, I rejuvenate my mind over the weekend so I can kickstart the weekdays by giving the best out of me.



Krishna Kumar Subramaniam
Assistant Project Manager

+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。
株式会社 プラスPM

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