

## TALKE Warehouse started operation

This Dangerous Goods (DG) and Non-DG Chemical Logistics Facility is TALKE's first project in Malaysia. Situated within Westport Free Trade Zone in Port Klang, the facility started operations in October 2023.

Stretching over 18,000m<sup>2</sup> and equipped with 14 loading bays, the facility boasts a substantial capacity to accommodate 26,500 pallets. Divided into seven chambers, it is specifically designed to store dangerous goods of classes 2, 3, 4, 5, 6, 8, and 9.\*<sup>1</sup> Among these chambers, four are temperature-controlled, maintaining a range of 18 – 24°C, ensuring optimal conditions for the proper storage of sensitive materials. The facility boasts a high-end High-Expansion Fire Foam System equipped with integrated fire alarm and device detection system, along with dynamic building protection features, ensuring formidable fire protection measures.

Plus PM Consultant, acting as the Client representative, managed the Engineering Procurement Contractor (EPC) in terms of overall construction & site progress, monitoring & addressing any technical/quality issues and provided safety improvement recommendations on site.

One key milestone of the sustainability efforts in this project was achieving the Green Building Index (GBI) certification.\*<sup>2</sup> By managing and coordinating the GBI commissioning specialists and EPC contractor, Plus PM supported the implementation of advanced Smart Energy Management Systems (EMS) including Power Monitoring Expert (PME), which was developed in partnership with Schneider.

As a result, it contributed to the GBI Energy Efficiency and Water Efficiency points scoring while offering a smart solution for monitoring and optimizing energy consumption, resulting in 10-15% potential energy savings.

We are honored to be involved in TALKE's first project in Malaysia and its sustainable approach. The execution of the project was made possible with the cooperation of the entire project team.

\*<sup>1</sup> The Classes of dangerous goods are Class 2, Compressed gases, Class 3, Flammable liquids, Class 4, Flammable solids, Class 5, Oxidizing substances, Class 6, Toxic substances, Class 8, Corrosive substances, Class 9, Miscellaneous dangerous.

\*<sup>2</sup> The Green Building Index (GBI) is Malaysia's first comprehensive rating system for evaluating the environmental design and performance of Malaysian buildings based on the six (6) main criterias of Energy Efficiency, Indoor Environment Quality, Sustainable Site Planning & Management, Materials & Resources, Water Efficiency, and Innovation.



\*High-Expansion FireFoam System

### TALKE Warehouse Project

Client / TALKE Logistics Malaysia Sdn. Bhd.  
 Location / Westport, Port Klang, Malaysia  
 Usage / Dangerous Goods Warehouse  
 CM / Plus PM Consultant Sdn. Bhd.  
 GFA / 18,600 m<sup>2</sup>  
 Structure / RC and Steel

### Staff Introduction

My aim as a member of Plus PM Consultant is to work with a diverse group of individuals worldwide towards a common goal.

There are millions of uniqueness exist just as there are numbers of projects. I believe the key success factor is how the relevant parties can hold hands together and address the challenges we face.

I perceive that this sort of building trust is exactly the expected role assigned to me by the client.



**Yuta Iimura**  
Project Manager



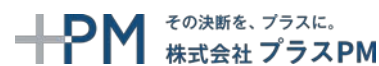
The decision for Plus.  
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※We value your opinion and welcome your feedback. For further enquiry, please email or visit us at our office.



その決断を、プラスに。  
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# Plus Update

The decision for Plus.  
**Plus PM Consultant**

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## Groundbreaking Ceremony - PT Mitsubishi Motors Krama Yudha Sales Indonesia



On 5th October 2023, a groundbreaking ceremony took place for the PT Mitsubishi Motors Krama Yudha Sales Indonesia (MMKSI) New Training Center Project in Bekasi, Indonesia.

This project aims to build MMKSI's largest training center in Indonesia where their sales and technical service staff can receive training in order to provide the best customer service.

Plus PM Consultant was involved in this project from the beginning stage and is providing continuous support in various phases of the project such as land searching, development of basic concept and selection of its contractor until now. The project started in 2021 but was temporarily put on hold because of COVID-19. After going through a long period of preparation, the project could finally be resumed.

We will fully support this project until its successful completion.

### MMKSI, New Training Center Project

Client / PT Mitsubishi Motors Krama Yudha Sales Indonesia (MMKSI)  
 Location / Bekasi, Indonesia  
 Usage / Training Center  
 CM / Plus PM Consultant Sdn. Bhd.  
 GFA / 9,200 m<sup>2</sup>



## Greeting

### Learning from Failure to Drive Success

I believe that individuals who have successfully climbed Mount Everest or won Olympic medals are those who embraced the challenge of excellence from the beginning. It is impossible that someone aiming for a 1,000-meter peak would have succeeded in climbing Mount Everest without realizing it. The outcome of venturing into the unknown world is the conquest of Everest and receiving medals.

While numerous brilliant business ideas may not always yield remarkable outcomes, only those who execute those ideas into action and leverage the lessons learned for their next challenge will achieve success.

Currently, the rocket business is a global focal point. SpaceX, under the leadership of Elon Musk, garners attention for its high success rate in launches. However, during the development stage, there were times when it exploded into flames. Musk's comment was interesting; he had learned a lot for the next test flight in the coming months and that it was "an amazing test flight." He never considered it as a failure.

Reflecting on my journey, I have encountered individuals crucial to my company's growth. While somebody may attribute it to luck, I believe it arises from my proactive endeavors.

Plus PM Consultant employees continue to embrace challenges and contribute to the economic growth in the ASEAN region.

Plus PM Consultant Sdn. Bhd.  
Managing Director Joji Kimura

## Completion of a Ready Built Warehouse

A double-storey warehouse with supply chain hub and office space by Sime Darby Property MIT Development Sdn. Bhd., (SDPMIT) was successfully built in Bandar Bukit Raja Industrial Gateway (BBRIG), Klang, Selangor.

Bandar Bukit Raja Industrial Gateway is a joint development between Sime Darby Property Bhd. (a Malaysian leading property development company), Mitsui & Co., and Mitsubishi Estate, to develop a Ready Built Warehouse supply chain hub in Selangor, Malaysia. This project commenced in July 2022, and was completed in November 2023.

This is Plus PM's 3rd project in BBRIG with SDPMIT following the warehouse for Senheng and Leschaco.

Plus PM Consultant as the Client representative, coordinated with other consultants (Architect, Civil & Structural, Mechanical & Electrical, Quantity Surveyor) and main contractor in terms of progress, addressed technical issues and improved the safety at site.

With Plus PM's construction management skills and expertise, we effectively utilized a detail-oriented approach by closely monitoring tasks and providing guidance techniques, risk mitigation plans, and daily manpower headcounts of the main contractor to overcome the issues arise such as shortage of manpower or lack of experience etc, to ensure the project's required workforce was met towards completion with the cooperation of all the teams involved in this project.



### BBR Plot 1&2 Project

Client / Sime Darby Property MIT Development Sdn. Bhd.  
 Location / Klang, Selangor, Malaysia  
 Usage / Warehouse  
 CM / Plus PM Consultant Sdn. Bhd.  
 GFA / 43,798 m<sup>2</sup>  
 Structure / RC and Steel

### List of Ongoing Projects

Project Detail	Location	Service	GFA(m <sup>2</sup> )
Corporate Training Center	Indonesia, Bekasi	PM	8,000
Service Apartment	Malaysia, KL	CM	20,000
Farm Facilities	Malaysia, Kelantan	PM	—
Educational Facilities	Malaysia, KL	PM	1,000
New Ramp-up Warehouse	Malaysia, Selangor	PM	120,000
New Electrical Component Factory	Malaysia, Melaka	PM	80,000
New Smart Warehouse	Malaysia, Selangor	Advisory	130,000
New Retail Store	Malaysia, Negeri Sembilan	Advisory	2,000
New Food Factory	Malaysia, Bdr Enstek	PM	20,000
New Automotive Sheet Metal Paint Factory	Indonesia, Jakarta	PM	12,000
New Semiconductor Factory	Malaysia, Johor	CM	55,000
New Oil Refinery	Malaysia, Johor	PM	7,000
Factory Renovation	Malaysia, Negeri Sembilan	PM	10,000
New Hotel	Vietnam, Hanoi	PM	14,000
New Hospital	Vietnam, Hanoi	Advisory	71,000
New Medical Supplies Factory	Vietnam, Hai Duong	PM	20,000
New Nursing Home	Vietnam, Ha Nam	Site Management	10,000

## Hop Inn Asakusa/ Iidabashi/ Ueno/ Kyoto Project

HOP INN, the hotel brand launched in Japan for the first time that Hop Inn Raku K.K. and subsidiary (the "Client") which Erawan HOP INN Company Limited has launched as Japanese local corporation, achieved the grand opening in Tokyo (Asakusa, Iidabashi, Ueno) and Kyoto (Nakagyo ward).

We joined these projects from the feasibility study stage in March 2023 to support decision making if Client obtained the object property, and then these four projects officially kicked off in June 2023. We proposed the procurement strategy to adopt lump-sum order of design and build, and we supported Client eventually contracted with a main contractor that acted as an integrated contractor for four properties.

After design started, we provided design and construction management services especially

focused to ensure the quality, budget, timeline are getting close to Client's target. In conclusion, we contributed to achieve four projects within budget and on time for the opening target dates.

We built the internal team up assigning the staffs both from HQ of Japan and the subsidiary of Malaysia to comprehend the difference of construction custom etc Client considers.

We're sure this result established within the short term about 9 months from kick-off to opening was as we, "ONE TEAM" consisted of Client, Contractor, and us, went through the obstructions.

Plus PM group will continuously support the clients by all workforces covering the perspective of business and operation without omission not only by the technical aspects for the inbound projects expected drastically to increase.



### Hop Inn Asakusa/ Iidabashi/ Ueno/ Kyoto Project

Client / Erawan HOP INN Company Limited  
 Location / Tokyo (Asakusa, Iidabashi and Ueno) and Kyoto  
 Usage / Hotel  
 CM / Plus PM Co., Ltd. / Plus PM Consultant Sdn. Bhd.  
 GFA/Storey / Asakusa: 2,600 m<sup>2</sup> (10-storey), Iidabashi: 850 m<sup>2</sup> (9-storey), Ueno: 1,400 m<sup>2</sup> (13-storey), Kyoto: 3,080 m<sup>2</sup> (8-storey)