

<Ongoing Project>

■ Shopping Centre project in East Malaysia <large commercial complex>

- Provide construction management services at construction stage.
- Site quality and schedule control, site coordination with design team.

■ Laboratory Facility project in Johor

- As the agent of the client, provide total management services from design until completion.
- Provide design supervision, site schedule coordination, quality check, costs review etc.

■ Clinic project in Kuala Lumpur

- Provide total management services from design until completion.
- Provide design supervision, business licence application support, contractor selection advice, site check etc.

■ Automobile Parts Factory project in Kedah

- Provide management services from project award until completion.
- Coordination with general contractor with focus on cost management.

■ Township Project in Johor <detached house, terrace house, condominium>

- As a building advisor of Japanese company, negotiation with local developers.

【Serial】 Site Management Point

VOL. 1 : Schedule Management

There are situation where attention shall be paid on the different business practice and legal rules in overseas. The first is about schedule management.

In Japan, it is a definite for project to be completed within schedule but in overseas, despite the fact of compensation for delay as indicated in the contract, construction delays tend to happen with various reasons given.

In Japan, construction delays also happened due to weather, design change, authorities issues etc. however, the Japanese contractors will take all efforts they could such as overtime work, increase manpower to recover the schedule. However, given the same situations, the local contractors may recover the schedule with a cost up, and they may also submit progress claims even without having the construction delay recovered.

So how we could make the local contractor to complete the construction within schedule.

In order to prevent the construction delay, we will send personnel with construction experience to the site to coordinate and make necessary adjustment. For instance, for continuity of construction work, check and ensure there are no inconsistency of drawings before starting any area of work. And, to avoid construction delay due to client's decision delay, prepare a list of all items required decision with deadline provision and share among client, contractors and other parties concerned. In addition, besides seeking cause of schedule delay from site responsible person, it is also important to advise the client on the countermeasures.

In Japan the design consultant and general contractors will take such actions by themselves but unfortunately such actions could not be expected in Malaysia. Therefore, in overseas, it is required to have specialist in project management.

Staff Introduction

I am a licensed architect in the Philippines.

My work starts from the earliest stage up to the completion of the project. I manage, coordinate and oversee the entire project while controlling the cost, schedule and quality of work.

My international experience includes working in countries like Japan, Singapore, Vietnam, Philippines and Malaysia.

During my free time, I do portrait and landscape photography and sometimes sing during special events. I firmly believe that "Outstanding output is never an accident. It is always the result of intelligent planning, commitment to excellent customer service and focused effort."



Project Manager- **Red's Verdida**

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Plus Update

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Project Management

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Nursing Home

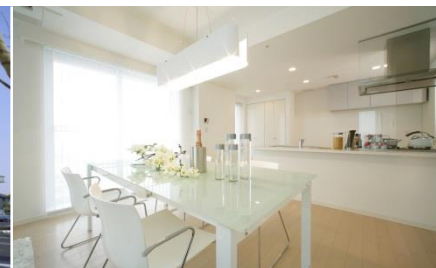
Construction Cost Down & Quality Improvement



Condominium



Hospital



Shopping Centre



Message from the President

Schedule Delay

There are always 3 important items when we manage a project. They are construction cost, building quality and appropriate schedule.

Following the trend of rising construction costs in Japan today, the task of lowering the construction costs has become utmost important. For quality and schedule, since the reliability of Japanese general contractors is high, big problems are rarely occurred as long as major items are under control.

The situation would be different when it comes to ASEAN. Besides having low knowledge of the contractor in site supervision, they have no awareness towards project completion schedule as promised with the Customer. Therefore, the monitoring point by our technical staff is also different. We make every important milestone of the schedule from foundation work until building completion for a close on-site supervision.

To avoid construction delay, sufficient discussion will be conducted and it is important to understand and respect each other's position.

Plus PM Consultant Sdn. Bhd.
Managing Director / CEO

JOJI KIMURA

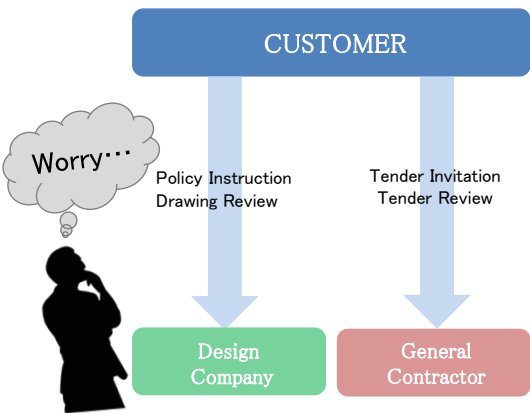
Construction Management of Plus PM Consultant

20 years' track record in quality improvement & cost reduction



Many customers aim for their projects to be completed within investment budget, good usability and delivery within schedule. Plus PM always promote our construction management based on customers' point of view.

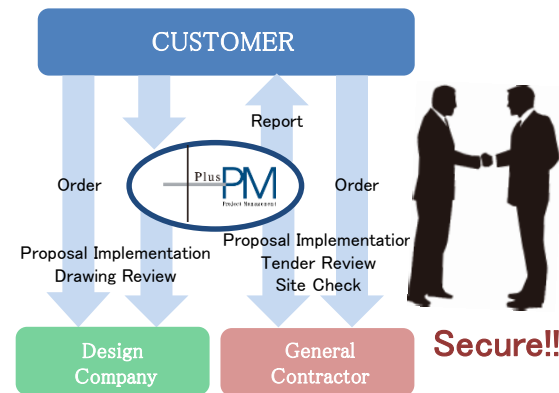
< Scenario without Plus PM Consultant >



< Scenario with Plus PM Consultant >

Customer to select their own design company, review and confirm drawings prepared by the design company. After design drawings are completed, the customer has to directly involve in tender invitation to general contractors, tender review, contractors' track records review, price negotiation and contract contents review in consideration of safety measures etc.

< Scenario without Plus PM Consultant >



< Scenario with PM Consultant >

Upon confirmation of customer's business concept and budget, we will proceed with design consultant selection proposal, design drawings review, general contractor selection, site agent confirmation, price negotiation after tender, contract contents review.

Merit of appointing Plus PM Consultant

- If engaging local contractor, it is possible for quality assurance and drastic cost savings.
- If engaging Japanese contractor, it is possible for design & cost evaluation by our expertise.
- With the detailed report of site conditions, the customer can master the site progress and make instructions to the site even from Japan.

Development Support

PlusPM, the parent company of Plus PM Consultant has 28 years of experience.

【Basic Concept Development Support】

Support in transparency of construction cost and schedule
Ensuring competitiveness with third party management

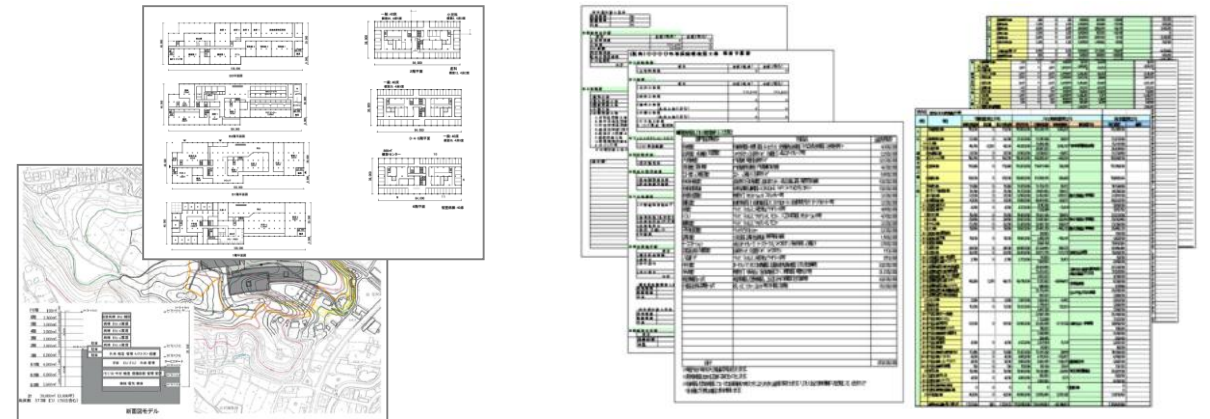
Besides new building and extension projects, we support in business concept planning from the analysis of external & internal environments, sharing the issues and problems of existing facilities.

■ Implementation Plan

- ◆ Support in basic policy development
- ◆ Support in facility concept development
- ◆ Construction plan preparation
- ◆ Project budget preparation
- ◆ Project master programme preparation

■ Project Budget Computation

Computation of high accuracy construction investment costs with database utilization and determine project costs including budget for fixtures and equipment.



【Serial】

VOL. 1 : Construction Cost Control Method for Business Advancement

It is said that 80% of construction cost would be determined at the stage where basic design (inclusive specification) is completed. (refer graph below)

Same as in Malaysia, it is important to make basic plans and specifications of a building within budget at the basic design stage.

If it is unclear at this stage, the construction cost budget is likely to be over when quotation from general contractor is received. For specification down to meet the unreasonable construction budget would on contrary result in the increase of maintenance costs. Alternately, in reversion to the basic design stage, significant extension to the completion time is frequently occurred.

It is advisable to have a feasibility study at the “Basic Plans Stage” to prepare master plan and construction costs with high accuracy.

