

【Serial】 Site Management Point

VOL. 2: Quality Management

In Malaysia, for a big scale project, the client and contractors may appoint their own team of consultants with the lead of architect for their project implementation, various authorities submission & inspection etc.

Both consultant teams are responsible to check the design drawings and administer the contract conditions but they have no interest in the construction quality or problems. That is where quality issues arise in view of this clearly defined area of responsibility.

To describe in extreme manner, it is the responsibility of architect for any mistakes made on drawings or construction contents and responsibility of main contractor if works are not done based on the drawings. In another words, design quality management, but not site quality management, is strictly monitored by the Architect.

Problem occurs when assurance of construction quality is depending on main contractor. Although action for pursuing legal responsibilities can be filed when defects occur, it is very time-consuming. Therefore, prevention of problem prior to its occurrence would be important.

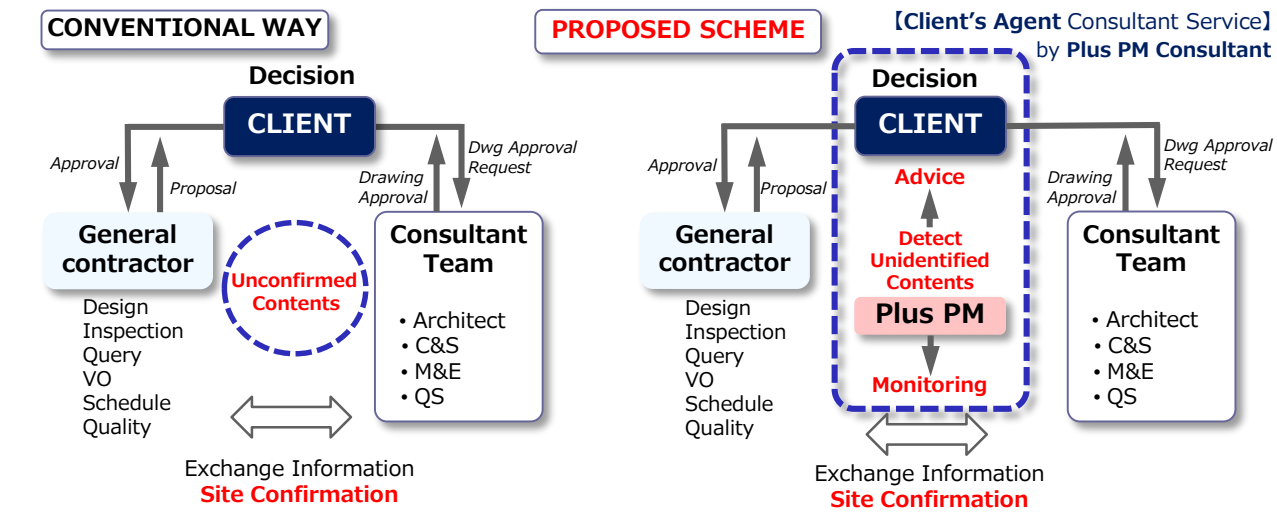
There is a real case here that some piles with defects were found at site but not being noticed by anyone include the supervisors. The piles were later found to be broken after piling work is done. This is an example of important defects that could cause land subsidence.

On the other hand, problems area also found on design quality. When the responsibility is too clearly separated from architectural, structural and M&E, problems tends to occur as the total management has been omitted.

Here is another real case example, some drainage pipes were found in vertical direction on important beams of the structure but were not realized by the architect. Although each drawing is correct and build accordingly by the contractor, lack of coordination as a whole could also cause important defect.



In order to avoid occurrence of such problems, Plus PM Consultant provides overall coordination of the project on behalf of the customers.



Plus Update



Plus PM Consultant Sdn.Bhd.
http://www.plus-pm.com

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Message from the President

MAJOR CHANGES IN ASEAN

Towards ASEAN economic integration at the end of 2015, the duty for regional finished vehicles becomes zero and regional imports and exports are expected to be more action than before. Currently, import duty for finished vehicle is 60% in Vietnam and if the duty were to become zero in 2018, it will be cheaper for the automobile maker to have production in Thailand instead local production and export the vehicles to Vietnam.

In Thailand, the local procurement rate of auto parts is approximately 80% and hence it is possible to reduce the vehicle production cost. For Indonesia and Malaysia who already have certain production volume is also expected to have advantages.

On the other hand, country with remarkable economic growth such as Thailand which is facing conspicuous labour cost rise and labour shortage, has aimed at building the supply chain of Cambodia and Vietnam upon completion of the international highway of "Southern Economic Corridor".

With availability of production facilities & human resources and along with the economic development, there will be a demand for housing and commercial facilities, as such, major changes to ASEAN countries is about to begin.

Plus PM Consultant is building its network to accommodate a wide range of needs by the Japanese companies who invest in ASEAN by providing construction investment cost reduction, quality assurance and land information etc. in order for the clients to maintain its competitiveness.

Plus PM Consultant's services cover a wide range of genre from commercial, condominium, factory, hotel, medical facilities etc.

Staff Introduction

I am a certified Project Management Professional (PMP) and my duties cover preliminary design and detailed design for Electrical systems, tender drawings & documentation, project budgetary/cost estimation as well as overall coordination with relevant consultants and contractors in the aspect of time-cost-quality on behalf of our Clients in the construction & project management.

In my spare time, I enjoy quality time with my wife and my 2 lovely children and I also play badminton once a week to keep me fit and healthy both physically and mentally as I believe a healthy and balanced lifestyle is the key to being a successful person.

Project Manager - Peh Kok Joo



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Chemical Laboratory at Johor, Malaysia

A Japanese company who invested to extend their operations outside Japan chose Johor, Malaysia as a suitable location. The picture in figure 1 shows a 2-storey chemical laboratory which will fully operate in the 4th quarter of this year.

For their first overseas project, this company has appointed Plus PM Consultant for the Phase 1 coordination works with developer and Phase 2 construction management from design until handover stage on their behalf.

■ Plus PM Consultant's Scope of Services:

- Overall project coordination, project team management and site checking on behalf of the owner.
- Monitor project team performance relative to contractual obligations.
- Regular review in relevance to cost, schedule and quality of project.
- Regular site checking, taking progress photographs and reporting site status to client timely for project quality assurance.
- Schedule monitoring through progress meetings and action lists.
- Ensure communication system is effective and timely among project team members for smooth coordination.
- Advise and assist in resolving claims and disputes.



【Serial】

VOL. 2: Construction Cost Control Method for Business Advancement

During the feasibility study, cost outline shall be captured for business decision and subsequently advance the business along with the budget.

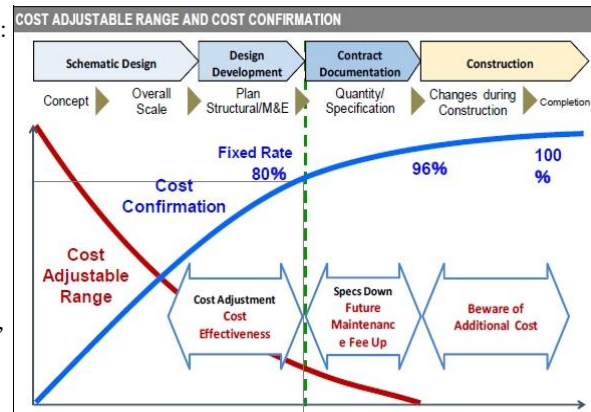
One of the prudent methods in conducting business is as follows:

1. Basic Concept Stage

When making a project policy, make assumption on floor area based on basic concept and compute construction cost by taking into consideration all special issues related to the assumed area and infrastructure. The accuracy is over 20% at this stage, and with the allowable budget, confirm if the project could be proceeded and move to basic planning stage.

2. Basic Planning Stage

In addition to the preparation of schematic diagram/master plan, compute a more accurate construction cost compared to the Basic Concept stage by taking into consideration of building specification (load setting, facility specification) etc.



Upon completion of these 2 stages, a very high accuracy project cost data would be generated and the Customer would be able to make decision on project execution based on the information provided.

【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.

■ 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

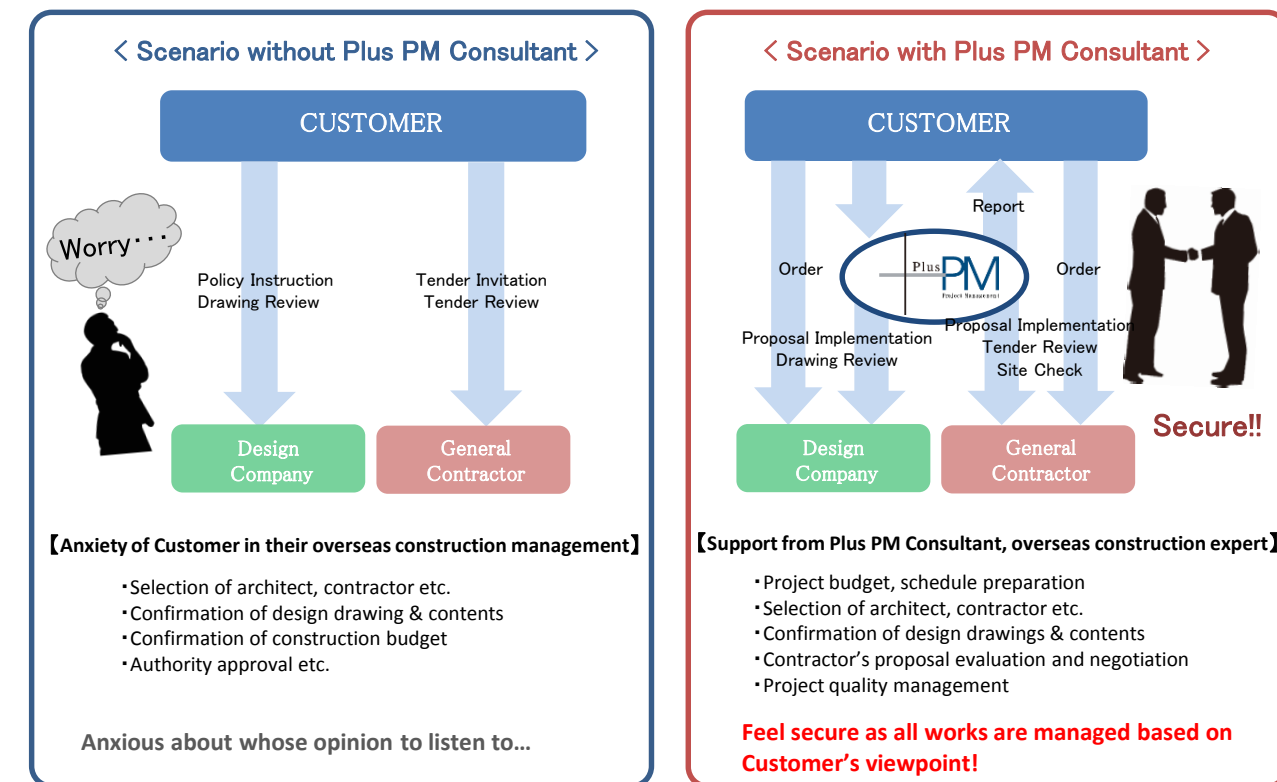
- Provide management services from project award until completion.
- Coordination with general contractor with focus on cost management.

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

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

Construction Management of Plus PM Consultant

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.



Merit of appointing Plus PM Consultant

- ✓ Quality assurance and drastic cost savings are possible when engaging a local contractor.
- ✓ Design and cost evaluation by our expert are possible when engaging a Japanese contractor.
- ✓ With our detailed report of site conditions, Customer can master the site progress and give instructions to the site even from Japan.

Support in land selection

Land condition not known !!

Electricity supply problem !!

Resulted in big delay after land purchase process.
Overpriced purchase of land or high infrastructure cost due to insufficient information.

【Service Provided】

- Introduction of real estate company with various information on industrial, commercial, residential land etc.
- Temporary facilities such as electricity/water, legal compliance investigation/advice for construction etc.

