ACHIEVEMENT IN JAPAN

FACTORY • LABORATORY



: IBARAKI, OSAKA STRACTOUR/SCALE : RC, S • 3F TOTAL FLOOR AREA : 4,542.99m²

SHOPPING CENTRE



LOCATION : KAHOKU, ISHIKAWA

STRACTOUR/SCALE : S • 3F TOTAL FLOOR AREA : 80,000.00m2

CONDOMINIUM

PACIFIC TOWER MEGUROFUDOMAE



LOCATION : SHINAGAWAKU, TOKYO STRACTOUR/SCALE : RC • B3 - 30F

TOTAL FLOOR AREA : 31,527,06m2



: YOKOHAMA, KANAGAWA

STRACTOUR/SCALE : S • B1 – 14F TOTAL FLOOR AREA : 31,527.06m2

Staff Introduction

I am civil and structural engineer. I have experience in under substructure works, housing projects, service apartment and shopping malls. My duties cover overall coordination work, design coordination, quality checking, checking authority requirement, checking progress of work and preparing weekly and monthly progress reports.

In my free time, like to read because I believe reading can widen your knowledge and make you a wiser person. Through this I believe I can handle any situation arise by the knowledge that I gain from reading. Project Manager Ryan Kong



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Plus Update



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

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Chemical Laboratory at Johor completion





LOCATION : Johor, Malaysia **USAGE** : Laboratory : 2F SCALE

SITE AREA : 2,029.00**m**² TOTAL FLOOR AREA: 1,152.60m2

For the first overseas project as laboratory of Japanese companies was built in Johor Bahru in Malaysia, it has been completed in end of September 2015 and started operations in October 2015

We managed cost, quality and overall schedule for the phase 1 (Frame work) by local developer.

As for phase 2 (M&E, interior work), we provided total management from select contractor up to handover.

There were various problems as overseas inherent but owner and each of parties capped working committed, It finished in a great laboratory.

Greeting from Managing Director

Take Advantage the Goodness of Japan

In ASEAN region, there are many Japanese companies such as "Panasonic", "Toyota", "AEON", "Ajinomoto" etc. that are trusted and recognized by consumers. Of course, there is also a series of blue-chip companies in Japan who possess good quality management skills and apply effective cost management skills and are successful in ASEAN region. Although most of the presidents and managers are Japanese, in many cases the companies that grown over the years are under local management. As it were, I believe that what led to the success of these companies is the proper education provided to their local employees.

Being parent company of Plus PM Consultant, Plus PM Co., Ltd. has a history of 30 years in Japan and are entrusted with CM tasks for many major companies from both public and private sectors. Based on the thinking of [construction itself is business], Plus PM educates its employees to manage the construction project from the business' point of view that is to maximize the benefit of the clients.

In ASEAN region, due to ethnic and religious diversity, it is difficult to share a common value. However, with the belief of management is all about human resource development, we are committed to educate and train our employees to have the ability to contribute to our clients.

> Plus PM Consultant Sdn.Bhd Managing Director/CEO JOJI KIMURA

Feasibility study

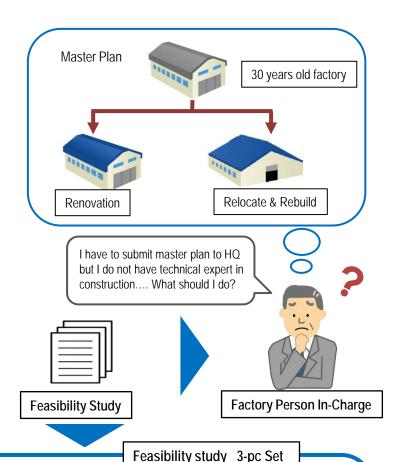
Feasibility study is a way to ensure the best alternative of customer through simulation of construction schedule and cost.

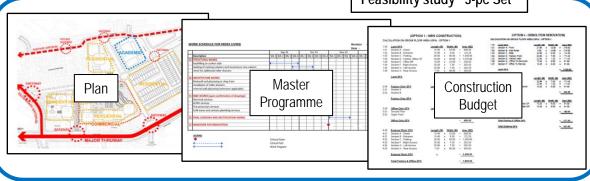
「I'm still wondering whether to proceed with construction...」

It is effective in making a project decision.

In Plus PM Consultant, we conduct **Feasibility Study** services. We are able to assist in making simulation for you...







【 On-going Project 】

■ Malaysia's East Coast - Shopping Centre Project < Large Scale Commercial Complex>

- · Site management on behalf of Client since project commencement.
- Coordination with all relevant parties, quality & schedule management at project site.

■ Perak, Malaysia - Automotive Parts Factory Project

- Total management of design & build project by local general contractor.
- Coordination with local general contractor on behalf of the Client, with emphasis on cost management.

■ Selangor, Malaysia - Automotive Parts Factory Project

- Total management from the selection of design & build contractor to project completion stage.
- · Coordination with Japanese general contractor on behalf of the Client, particularly in schedule & cost management.

■ Jakarta, Indonesia - Township Project

- · As advisor of Japanese Client, participate in all negotiations with local JV developer.
- Review all data submitted by local developer and making documentation as per the Client's requirements.

【 Construction Stage CM Services】

In construction stage, we review the project progress and schedule, verify the problems from design change, assess the variation orders on behalf of Clients

VO Assessment

In addition, we report to our Clients site conditions and critical matters from time to time.

- ◆ Project Progress Report (Schedule/Quality/Cost)
- ◆ Review & Report on Contractor's Progress Report
- ◆ Review Design Change Contents & Assess Variation Quotes
- ◆ Coordination between Client's Direct Work & Construction Work
- Attend Regular Meeting (Schedule/Quality/Cost Coordination)
- ◆ Attend Various Joint Inspections

Cost Management

ltem No	Description	Unit	Qty	Unit Rate (RM)	Total (RN
A.	Factory Area			(MAN)	
^	Preliminaries				
	Professional Fee				
В	External and Internal Wall, Doors and Windows				
1	115mm thick brickwork (full brickwall to act as sound barrier)	m ²			
1	20 mm thick plastering work to brickwall	m ²			
н	Tie beam and stiffener	lat			
iv	Doors				
a	5 x 5 m high motorized MS roller shutter	set			
ь	5 x 5 m high 1 hour fire rated M5 roller shutter	Set			
c	1.8 x 2.4 m high double leaf TNB louvered door	202			
ď	1.8 x 2.1 m high double leaf 1 hour fire rated door	202			
e	0.9 x 2.1 m high single leaf 1 hour fire rated door	set			
f	0.9 x 2.1m high single leaf MS door	202			
g	1.8 x 2.1 m high double leaf MS door	set			
٧	Windows				
a	2.4 x.6 high NA aluminum top hung window	set			
ь	3.6 x .6 high NA aluminum top hung window	set			
С	Roof, Jack Roof, Gutter and Rainwater Accessories				
a	Cladding sheet and fascia sheet	m ²			
ь	Translucent sheet	m ²			
С	Roof cover	m ²			
d	Insulation (GI wire netting, aluminum foil and polyglass wool)	m2			
e	Ridge capping	m			
f	Flashing	m		_	
8	Stainless steel gutter	m		1	
ì	160 mm diameter UPVC RWDP	m		-	
	Fascia capping and corner capping	m		_	
D	Steel Structure				
1	Steel Structure Works	tonne			
_				\vdash	
Ε	Substructure RC Works RC works			_	
3	RL Works Reinforcement Bar			-	-
		kg			

				Total	
Description	Unit	Quantity	Rate (RM)	(RM)	
Factory Area	П				
Preliminaries	l I		- 1	300,000.00	
Professional Fee	l I			350,000.00	
	ΙI			650,000,00	
External and Internal Wall. Doors and Windows	ΙI	- 1			
115mm thick brickwork (full brickwall to act as sound	1 1				
barrier for Grid C/1-15)	m'	3,676.00	47.00	172,772.00	
20 mm thick plastering work to brickwall	m*	6,100.00	24.00	146,400.00	
Tie beam and stiffener	lot			63,500.00	
Doors		- 1			
5.00m x 5.00m high motorize m.s. roller shutter	set	2.00	6.330.00	12,660.00	
5.00m x 5.00m high 1 hr. fire rated m.s. roller shutter	set	1.00	13,060.00	13,060.00	
1.80m x 2.40m high double leaf TNB louvered door	set	2.00	2,266.00	4,532.00	
1.80m x 2.10m high double leaf 1 hr. fire rated door	set	3.00	2,030.00	6,090.00	
0.90m x 2.10m high single leaf 1 hr. fire rated door	set	1.00	900.00	900.00	
0.90m x 2.10m high single leaf m.s. door	set	2.00	770.00	1,540.00	
1.80m x 2.10m high double leaf m.s. door	set	7.00	1,730.00	12,110.00	
Windows		00000			
2400mm x 600mm high NA aluminum top hung window	set	82.00	430.00	35,260.00	
3500mm x 500mm high NA aluminum top hung window	set	2.00	650.00	1,300.00	
				470,124.00	
Roofing, Jack Roof, Gutter And Rainwater Goods	ΙI		- 1		
Cladding sheet & fascia sheet	m*	1,400.00	36.00	50,400.00	
Translucent sheet	m*	447.00	207.00	92,529.00	
Roof cover	m"	7,600.00	42.00	319,200.00	
Insulation (GI wire netting, alum, foil and polyglass wool)	m°	7.600.00	14.50	110,200.00	
Ridge capping	m	166.00	36.00	5,976.00	
Flashing	m	326.00	36.00	11,736.00	
Stainless steel gutter	m	326.00	260.00	84,760.00	
160mm Φ UPVC RWDP	m	268.00	42.00	11,256.00	
Fascia capping & corner capping	m	480.00	36.00	17,280.00	
		1200000		703,337,00	
Steel Structure					
Steel structure work (labour rate only)	tenne	340.00	2,680,00	911,200,00	
	Ιl		- 1	911,200.00	
Substructure RC Works	1				
RC works	1. 1				
Reinforcement bar (Jabour rate only)	kg	153,268.00	1.70	260,555,60	
Formworks	m"	2,417.00	49.00	118,433.00	
Concrete G25	m°	1,750.00	290.00	507,500.00	
Excavation	m'	1,600.00	24.00	38,400.00	
Blue plastic sheet as DPC to floor slab	m°	6,400.00	3.50	22,400.00	
Anti-termite	m'	6,400.00	4.00	25,600.00	
50mm thick lean concrete	m*	6,900.00	15.00	103,500.00	
Power float with 4kg/m non-metallic non-colour hardener to floor slab	m ^e	6,400.00	7.50	48,000.00	
	1 I	- 1		1,124,388,60	

Progress Claim Check

Final Summary For Progress Claim									
ITEM		CONTRACT SUM			AMOUNT CLAIM				
A : PRELIMINARIES	RM	*******		RM	******				
1 : ELECTRICAL	RM	*******		RM	******				
2: ELV	RM	*******		RM	******				
3: ACMV	RM	*******		RM	•••••				
4: COLD WATER & PLUMBING SANITARY	RM	*******		RM	******				
5: LPG	RM	********		RM	•••••				
5: FIRE PROTECTION	RM	********		RM	******				
B: GENERAL ITEMS	RM	********		RM	******				
v. viciniciwić (1000)	- KW			- KM					
: M&E COORDINATION FEES	RM	*******		RM					
D: ADDITIONAL DISCOUNT	RM	******		RM	0.00				
	RW			RM					
TOTAL CONTRACT SUM		********			*****				
E: Material On Site									
		Attach invoice & photo (Delivered RM•••••)	Only allow 75% material delivered claim	RM	•••••				
	_			_					
		TOTAL COST :			******				
F: Less Retention	10%			RM	******				
		GRAND TOTAL:			******				
F: Less Previous Progress Claim	1	Progress Chim-1 (limelte date: 16301 dd/mm/yy)		RM	•••••				
	2	Progress Chim-2 (linucko dato: 16327 dd/mm/yy)		RM	******				
	3	Progress Chim-3 (linvoke date: 16328 dd/mm/yy)		RM	•••••				
	4	Progress Chim-4 (Invoke date:)		RM	•••••				
Total Previous Progress Claim				RM	•••••				
Total Amount For This Month C	laim			RM					

[Q&A]

Q. What kind of service provide by Plus PM Consultant?

For unfamiliar customers of construction and site is far from headquarters, we will manage the project entirely.

The basic concept stage, creating a plan view, the construction budget document created, and then the creation of a schedule to completion. Then select of general contractor and construction costs adjustment, daring construction stage, we do quality, schedule, and the adjustment of the additional construction costs.

Q. Services related to progress control?

Master schedule until completion will be made during basic concept stage. Time duration required for design drawing preparation, select general contractor , construction budget preparation, work permit approval, construction execution etc. will be indicated in the master schedule. It is very rare for a smooth construction work in ASEAN region, therefore we shall monitor the project condition and make appropriate modification and improvement measure proposals from time to time.

Q. Services related to construction costs?

Construction budget will be presented at same time when zoning for each floor is created during the basic concept stage. Thereafter, we will check architect's drawings to ensure it is appropriate and no variance against construction budget. For selection of general contractor may submit revised quotation due to design change and we will carry out appropriate evaluation based on the site condition and report our assessment to customer.

Q. Services related to quality control?

Supervision will be carried out to ensure design compliance and quality control. As and when required, our expert from Japan will also participate in such supervision work. Our staff from Japan may make a report to the customers based in Japan.

Q. Services for the design order and construction work ordering?

By the project, we will be proposed the optimal order method. To listen to your requests in the planning stage, make your suggestions for selecting a design company.

By the situation, we propose the design construction and selecting a general contractor for customer.

Plus PM creates specification and design proposal document based on the customer's requirements and coordinate on designer selection.

By doing so, the cost of control is facilitated, it will be possible to realize the building you desired.