

Plus PM Co., Ltd. 30th Anniversary Party

Our parent company, PlusPM Co., Ltd. held their 30th anniversary party in Kuala Lumpur on March 24, 2016.

On the day, our Japan staff and their families flew from Japan and participated the event together with Malaysia staff and their families, this event has marked the first event of entire PlusPM group. Although few members from Osaka were unable to join the event due to flight cancellation by Airlines, members who participated had overcome language barrier to enjoy themselves and created a great unity atmosphere in the evening.

In view of the business diversification, communication between Malaysia office and Japan parent company has also become essential. With this gathering, both countries' members could see each other face-to-face and build good bond, this definitely helps to improve the quality of our business in the future.

On the following day, after sightseeing in Kuala Lumpur, Japanese members moved to Langkawi for vacation and enjoyed respective group activities in the next day.

We believe through this series of anniversary events, our group cohesion has been further strengthened.

Happy 30th Anniversary !



【 On-going Project 】

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

- Provide project management services on behalf of customer.
- Doing site quality and schedule control, site coordination job with design team.

■ Automobile Parts Factory project in Perak

- Coordination with local contractor and provide total management services.
- Focus on cost management and provide design supervision, business license application support, contractor selection advice, site check etc.

■ Automobile Parts Factory project in Selangor

- Entrusted with total management job from selection of design and general contractor until completion.
- Coordination with Japanese contractor provide site quality and schedule control, Site coordination and management.

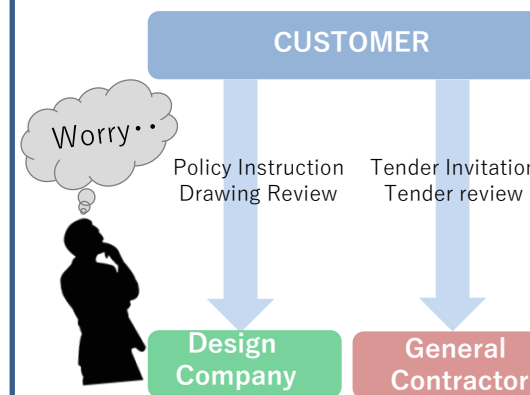
Construction Management of Plus PM Consultant

20 years achievement, improve quality and reduce cost



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

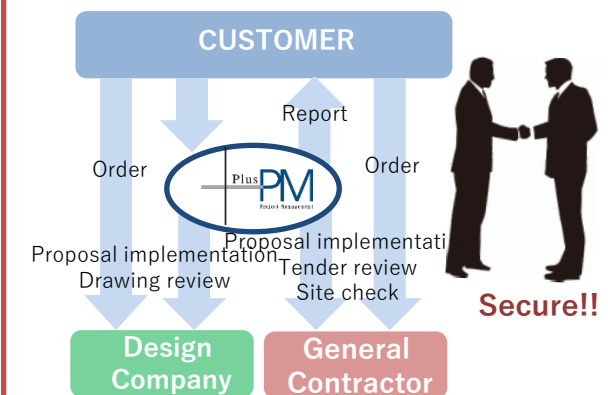
<Scenario without Plus PM Consultant>



<Anxiety of customer in their overseas construction management>

- Selection of architect, contractor etc.
- Confirmation of design drawing & contents
- Confirmation of construction budget
- Authority approval etc.

<Scenario with Plus PM Consultant>



< Support from PlusPM Consult, overseas construction expert>

- Project budget, schedule preparation
- Selection of architect, contractor etc.
- Confirmation of design drawings & contents
- Contractor's proposal evaluation & negotiation
- Project quality management

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.

Areas of Concern When Using Local Contractor

It is always safe to use a Japanese contractor but when you have no choice but to use a local contractor in view of cost or several building conditions.....what should you do?

Many requests for consultation that we receive are under this situation and we recommend the following minimum 3 points to be observed in management.

1) Appropriate Evaluation of Contractor prior to Selection

It is dangerous to select a contractor just because of the price is cheap. You are required to investigate if the contractor has the ability to meet your expected quality and schedule.

Method of investigation is same as Japan, you may find out the similar scale of track records done by the contractors and view the completed projects when necessary. Subsequently, shortlist few contractors, prepare tender documents, conduct tender exercise & interview and determine the contractor including the price. It is also required to evaluate if a mutual trust relationship could be built with the contractor.

2) Control of Payment Term

There are cases where conditions are changed or become difficult after a contract is executed.

Japanese contractors will act responsibly until completion of the project but same situation may not apply to local contractors. Therefore, request contractors to submit quotation, work programme, construction plan according to drawings. For progress payment, you are advised to pay after confirming the work done and when necessary, deduct the payment amount if there is any error to ensure their sense of responsibility.

3) Construcion Work Programme & Progress Report

To confirm all works at all phases, request for Work Programme before construction and Signed Report from authorized engineer after construction. If non-compliance is found, request for remedy action under the responsibility of the authorized engineer.

Please be aware that if Item 1) & 2) are neglected, the overall control of construction quality in Item 3) will be completely ineffective.

Staff Introduction



Osman Abu Bakar
Assistant Project Manager

Employed by Plus PM Consultant in August 2015 as Assistant Project Manager. Graduated in Quantity Surveying and had 11 years of working experience under quantity consultant, contractor and developer in various country such as Malaysia, United Kingdom, Libya, Saudi Arabia and Bangladesh.

Current contract and costing expertise in Plus PM. Main responsibility during Design Stage includes cost planning, feasibility study, lifecycle costing, coordinate design to meet requirements and schedule, establish procurement, contract documentation, cost analysis, tendering and tender analysis. In Construction stage, I coordinate construction work, expedite authority process, quality and cost check, reporting, payment evaluation and final account checking. My objective in first year of Plus PM employment, is perform well and to do task "Immediately, Definitely, until fulfilment of final goal". Wishes in coming years, be able to get new client and project and bring achievemet to Plus PM.

Plus Update



Location	: Kota Bharu, Malaysia
Usage	: Shopping Centre
Structure/Scale	: B1 · 3-storey
TFA	: 86,925m ²

AEON Mall Kota Bharu has opened!

The new AEON Mall Kota Bharu has opened on 28 April 2016.

Plus PM, collaborated with client's consultant team, involved in the total management of this project which includes coordinating the works of the local contractor who has no shopping centre experience to meet design requirements, quality assurance, progress guidance, authority inspection adjustment etc. However, unlike Japanese contractors, the contractor has insufficient consciousness in construction quality and schedule management which has resulted many tough situations.

And what's more, Kota Bharu was hit by unexpected serious flood at the end of December 2014, basement and materials have been submerged in flood water, we rushed into the scene and worked with concerned parties, conducted survey of disaster situation and implemented measures to solve the flood problem at early stage.

Despite the hard times, it has been a project with many valuable experiences includes delay due to flood etc. We are grateful to all project teams and parties involved for their support and are thankful to be able to celebrate the completion.

GREETINGS FROM CEO

TIME CANNOT BE BOUGHT

The most talked-about topic among Japanese working abroad is related to "time". Example, late for meetings, unable to meet construction schedule etc. Same applies to private event, when company organizes an employee and family party, there are a few employees that come tremendously late from the event start time.

More than others, I appreciate my time and I always educate our local staff to raise the same level of awareness towards time. Peter Drucker quoted "Effective executives do not start out with their task. They start out with their time. And they do not start out with planning. They start by finding out where their time actually goes". Management in the first place, is "to make the best of the peoples through their work" and as a company of project management, time, resources and balance of scope taken will be important.

To make achievement within given time, we have to

- (1) hold a thorough discussion about the target and purpose
- (2) share method of how to maximize the result

Take an example, for allocation of ceiling board, because of Japanese contractor, they tend to engage many shop drawings staff and the cost becomes high. Basically, it is more important to discuss with the person-in-charge on the level of requirements. Methods in Japan sometimes may not work out as the best for overseas.