

Company Profile



Plus PM Consultant Sdn Bhd



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<https://www.plus-pm.com/en/>



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“ Everything is Based on Client's Point of View

Preserving Client's growth and happiness of all our staff by

Providing utmost service with grateful heart and expression

”



CEO's Message

Contributing to Client's Business Expansion as a PMC

With our Management Philosophy of "Everything is based on Client's point of view", we will do our utmost to achieve our Client's business goals.

We provide services that are not limited to Quality, Cost and Schedule Management, but also services that consider future growth prospects, business continuity, promoting construction project transparency.

We will contribute to the development of our Client's business and the society through PM services.



President/CEO Joji Kimura

Company Information

Plus PM Consultant Sdn. Bhd.

Location	16-16, Level 16, Wisma UOA II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia
Incorporation	July 2013
Capital	RM 500,000.00
CEO / MD	Joji Kimura
GM / Director	Yusuke Morino
Certification	First Class Architect First Class Construction Management Engineer Qualified Building Cost Manager M&E Consultant Project Management Construction Management Building Diagnosis

株式会社プラスPM Plus PM Co. Ltd.

Location	2-8-5 nishitenmaiji, Kita-ku, Osaka-shi 1-7-11 Kaji-cho, Chiyoda-ku, Tokyo KCA building
Incorporation	April 1986
Capital	20 Million Yen
CEO / MD	Joji Kimura
GM / Director	Tsukasa Ohtani
Certification	Certified Construction Manager of Japan (CCMJ) First Class Architect First Class Construction Management Engineer Qualified Building Cost Manager M&E Consultant Professional Engineer Certified Medical Management Consultant CASBEE Building Evaluator Certified Facility Manager of Japan (CFMJ) First Class Piping Construction Management Engineer Air Conditioning Engineer Real Estate Transaction Specialist PCQI Certified

Vision

ASEAN No.1 - We aim to be a PM company that provides services with High Client's Satisfaction

Mission

We ensure to deliver a Successful Project

Plus PM Consultant Sdn. Bhd. is the subsidiary of Plus PM Co. Ltd. and has been established in Malaysia July 2013.

We have Japanese and local staff, who are experienced in construction projects in the ASEAN region, and able to provide management services for construction projects.



History

1 AEON MALL Phnom Penh



Development Type : Shopping Center
 Client : AEON Mall Cambodia
 Location : Phnom Penh, Cambodia
 Duties : Basic Design
 : PM Work

3 J'S GATE DINING PROJECT



Development Type : Japanese Food Town
 Client : Sojitz Retail Management SB
 Location : KL, Malaysia
 Duties : Lease Agreement Support
 : PM Work

5 Puri Botanical Project



Development Type : Condominium
 Client : PT. Tokyu Land Indonesia
 Location : Jakarta, Indonesia
 Duties : Design Management
 : VE Proposal

7 Toyo Tires' Phase 2 Factory



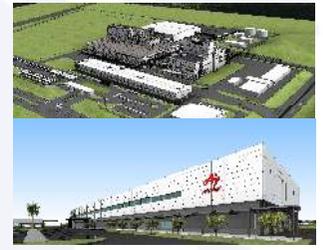
Development Type : Factory
 Client : Toyo Tyre Malaysia Sdn. Bhd.
 Location : Taiping, Malaysia
 Work : PM Work

9 Japan Club of Kuala Lumpur



Development Type : Club House
 Client : The Japan Club of KL
 Location : KL, Malaysia
 Work : Engineering Report
 : Legal Compliance Support
 : PM Work

11 Ajinomoto New Factory



Development Type : Food Factory
 Client : Ajinomoto Malaysia Berhad
 Location : Enstek, Malaysia
 Duties : PM Work

1986

• Established a corporation & changed the company name to Plus general design Co., Ltd.

1997

• Changed Company name to Plus PM Co., Ltd. (Specialized in PM business)

2012

Local Subsidiary in Malaysia
 Plus PM Consultant Sdn Bhd
 Established

2015

• Involved in Project in Indonesia

2018

• Involved in Project in Vietnam

2020

• Involved in Project in Serbia, Europe

• "CM Selection 2020" from Japan CM Association
 - Nippon Konpo Malaysia

2019

• "CM Award 2019" from Japan Construction Management Association
 - J's Gate Dining Project

• Overall Design of Plus Founded in Osaka

1988

• Construction Management Business started

2002

1 • Completed the first project in ASEAN (AEON SC, Cambodia)

2013

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2017

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2 AEON Mall Kota Bharu



Development Type : Shopping Center
 Client : AEON Co. (M) Bhd.
 Location : Kelantan, Malaysia
 Duties : PM Work

4 Hitachi Cold Warehouse Nilai



Development Type : Cold Warehouse
 Client : Hitachi Transport System (M) Sdn. Bhd.
 Location : Selangor, Malaysia
 Duties : PM Work

6 Nippon Konpo (Malaysia) Warehouse



Development Type : Office & Factory
 Client : Nippon Konpo (Malaysia)
 Location : Senawang, Malaysia
 Duties : PM Work

8 TH Medical



Development Type : Medical Centre
 Client : International Total Engineering Corporation (ITEC)
 Location : Hanoi, Vietnam
 Duties : PM Work

10 Mitsui Bukit Bintang City Centre



Development Type : Retail
 Client : Mitsui Fudosan (Asia) Malaysia Sdn Bhd
 Location : KL, Malaysia
 Duties : PM Work

12 SHABU-YO Sunway Velocity Mall



Development Type : Restaurant
 Client : SKYLARK MALAYSIA SDN.BHD.
 Location : KL, Malaysia
 Duties : PM Work

What is Project Management

Project Management (PM)

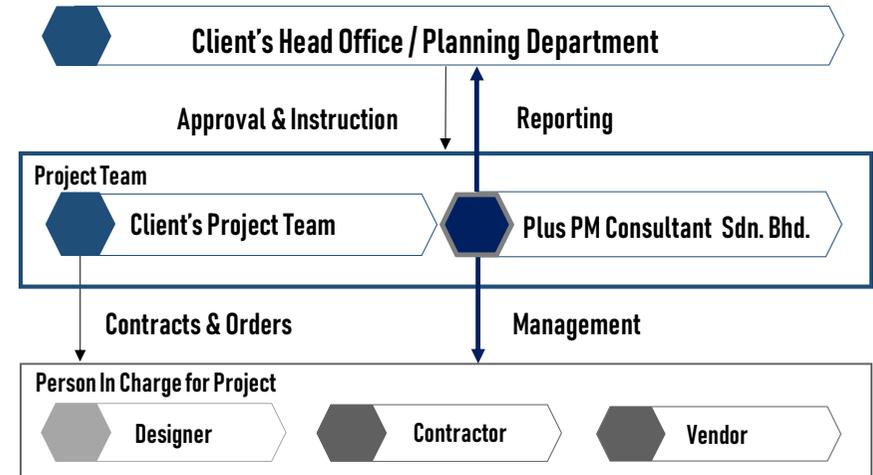
Support and promote construction projects on behalf of our Client to achieve their requirements.

Providing total PM services from the basic concept to the preparation of design documents, selection of the Contractor, and completion of the building including the construction management.

Provide various services, such as land selection support, safety and compliance evaluation of existing buildings, and construction contract review support.

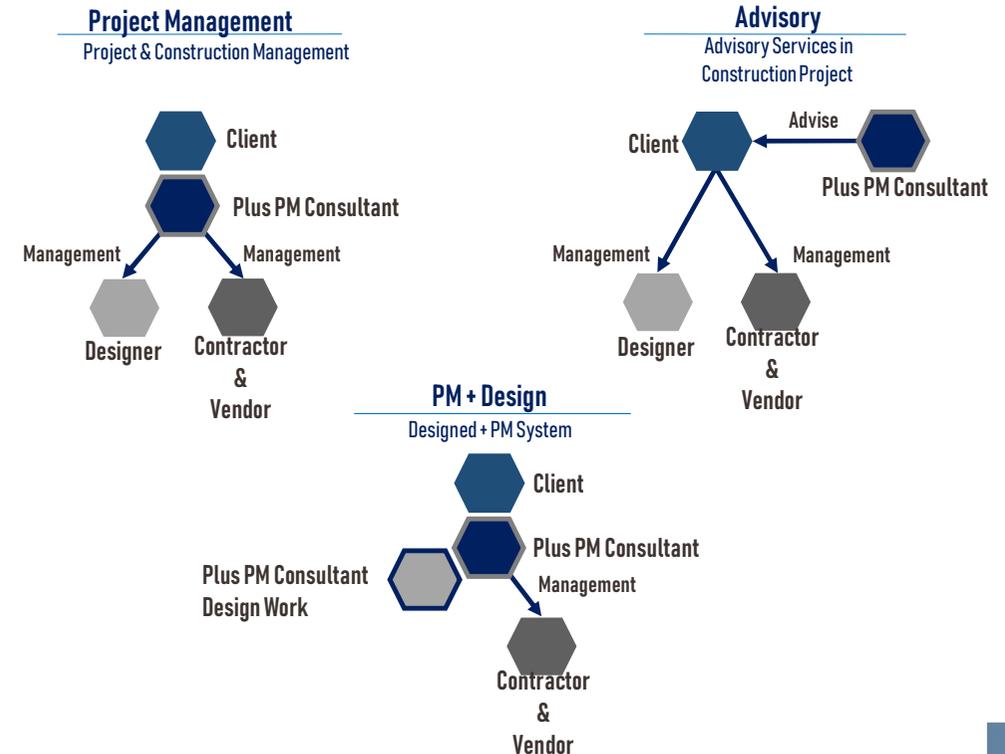


GENERAL PROJECT STRUCTURE



CLIENT SUPPORT IN OPTIMAL POSITION

Support of Client in optimal position according to the need of each project





Strength & Characteristics

Value

To realize Client's demands on project functionality, safety and secure quality at a reasonable cost.



Managed by Plus PM Consultant

1 On-Site Management

Our consultants have extensive on-site experience in ASEAN as most of our supervising team are from the contractor background. We **always present at site** to provide guidance, advice and to solve problems until they are completely eliminated. Our strength is hands on approach and not only convey solution to client and contractor.

2 Cost Management

In order to reduce construction costs, we will carry out Cost Management in each stage; from the Basic Planning Stage to Design, Tender, and Construction Stage. We will carry out estimation, evaluation, value engineering, structural and facility planning and Contractor selection that work based on the principle of fair competition.

On average, we have achieved an average of **20% cost reduction** in our past projects.

3 Neutral & Independent

In an era where compliance is of strong demand, we conduct management as a **"Neutral Third Party"** who has no conflicts of interest with designers and builders. This contributes to the transparency of ordering process and improvement of accountability.



Our Services

※ Proposing the most suitable operation according to the characteristics of the project.

Basic Planning Stage

Master Plan Development

- Develop Business Policy
- Construction Plan Review & Proposal
- Prepare Project Budget
- Develop Master Schedule

Advisor Service

- Introduction of Real Estate Information route
- Infrastructure-related Research & Negotiation Support
- Lease Agreement Confirmation & Negotiation Support

Cooperation with Experts (Introduction accepted)

- Establishment of a Local Subsidiary

Design Stage

Design Management

- Consultant Selection
- Review Design Drawings
- Propose Cost Down
- Review Designs against Client's Direct Works

Design Work

- Design Drawing Support
- Authority Application Documents

Tender Stage

Selection of Builder (Design Builder)

- Review & Process Tender Method
- Tender Management
- Assess Quotation Contents & Negotiation
- Review Project Contract Content

Construction Stage

Construction Cost Management

- On-Site Patrol / On-Site Management
- Project Progress Report
- Quality & Delivery Management
- Assess Variation Order
- Healthy & Safety Management
- Conduct Joint Inspection

Construction Equipment Selection Relocation & Established Support

- Support in Procurement
- Coordination Support with Construction Work
- Review Delivery & Conduct Joint Inspection

Investigation & Diagnosis Stage

Building Diagnosis

- Building & Compliance Check
- Support Mid to Long-term Reconstruction Plan

Environmental Diagnosis

- Asbestos Survey Support
- Soil Contamination Investigation Support

Renovation Stage

Renovation Work Support

- Prepare Renovation Plan
- Prepare Budget for Renovation Work
- Develop Schedule for Renovation Work

- Review & Process Tender Method
- Tender Management
- Assess Quotation Contents & Negotiation
- Review Project Contract Content

- On-Site Patrol / On-Site Management
- Project Progress Report
- Quality & Delivery Management
- Assess Variation Order
- Healthy & Safety Management
- Conduct Joint Inspection

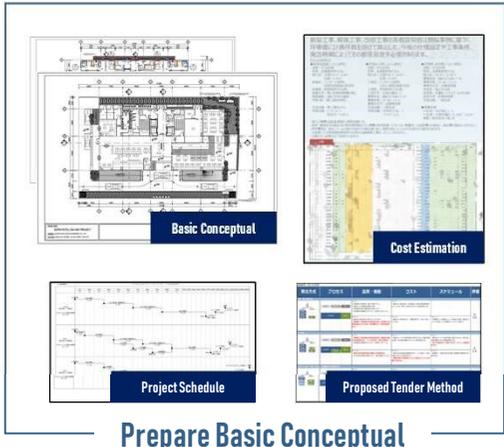


Results We Deliver

Strength in Basic Conceptual Stage

Project Planning / Project Risk Mitigation

- Our company is well versed in local design practices to clarify the Client requirements, project cost, schedule, risk identification to be included in early project planning.
- Considering business & operation, we plan not only to optimize the construction & the cost of the project, but also to increase the profitability of the project.

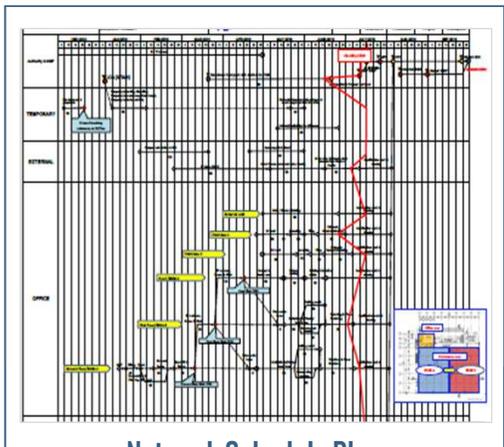


Prepare Basic Conceptual

Strength in Construction Stage

Reduced Construction Duration & Risk of Delay

- Our company, which is familiar with the laws and regulation procedures, will review the Schedule in detail.
- Create network schedule to control the critical path, which affects the entire construction period, shorten the construction period and reduce the delay of risk.



Network Schedule Plan

Strength in Tender Stage

With Average 20% of Cost Reduction

- Our company is well versed in the local market and has developed an ordering strategy that maximizes the competitive principle and cost reduction. **On average, we have achieved average of 20% cost reduction.**
- Utilizing cost database, value engineering proposal, estimation assessment and negotiation for **Further cost reduction.**



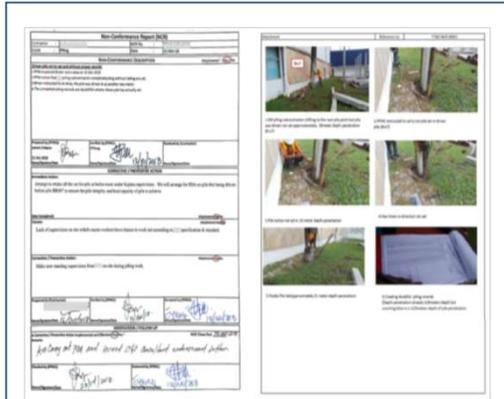
Tender Interview

※The cost reduction is depends on conditions of the project.

Strength in Construction Stage

Quality assurance, accident prevention, and controlling variations

- We have resident site staff with construction experience and/ or regular site patrol to **constantly report & control the site condition.**
- In order to achieve the requirements, we check and review construction drawings, construction methods and details. **Review, reports, and instructions for corrective actions are executed to create a site that is free from accidents.**



Corrective Instruction Layout

Our Client



Commercial Facilities

AEON Co (M) Bhd
 AEON Mall (Cambodia) Co Ltd
 Mitsui Fudosan (Asia) Pte Ltd
 Mitsui Fudosan (Asia) Malaysia Sdn Bhd

Residential Related Facilities

CI Medini Sdn Bhd (CREED)
 Daiwa Sunway Development Sdn Bhd
 Marimo Land Malaysia Sdn Bhd
 Mitsui & Co., Ltd.
 Mitsui Fudosan (Asia) Pte Ltd
 Panasonic Malaysia Sdn Bhd
 Tokyu Land Indonesia

Others

Fukuoka Jisho Co Ltd
 International Total Engineering Corporation (ITEC)
 Sanyo Chemical Laboratories Malaysia Sdn Bhd
 Sojitz Retail Management Sdn Bhd
 Skylark Malaysia Sdn Bhd
 The Japan Club of Kuala Lumpur
 The Japanese School of Kuala Lumpur

Factories & Logistics Related Facilities

AJINOMOTO Malaysia Bhd
 Changsu Synergy Automobile Parts Co., Ltd.
 Chemi-Con (Malaysia) Sdn Bhd
 Daido DMS Malaysia Sdn Bhd
 Fuji Capsule Co., Ltd.
 GS Paperboard & Packaging Sdn Bhd
 Hitachi Transport System (M) Sdn Bhd
 JLL Malaysia Sdn Bhd
 Kewpie Malaysia Sdn Bhd
 Mitsui & Co., Ltd.
 Nagoya Automobile Malaysia Holding Sdn Bhd
 Nihon Parkerizing (Malaysia) Sdn Bhd
 Nippon Konpo (Malaysia) Sdn Bhd
 Nissho Precision (Malaysia) Sdn Bhd
 Otaru Fine Food Sdn Bhd (BISON)
 Panasonic Eco Solutions Malaysia Sdn Bhd
 Panasonic Malaysia Sdn Bhd
 Pentax Medical (Penang) Sdn Bhd
 Sakamoto Manufacturing Malaysia Sdn Bhd
 Synergy Pipes & Parts (M) Sdn Bhd
 Taisei Lamick Malaysia Sdn Bhd
 Taiyo Yuden (Sarawak) Sdn Bhd
 Toyo Tyre Malaysia Sdn Bhd
 Toyota Tsusho (Malaysia) Sdn Bhd
 YKK (Malaysia) Sdn Bhd
 Zacros Malaysia Sdn Bhd

As of April 2020





“CM Award 2019” from Japan Construction Management Association

J'S GATE DINING PROJECT

It is a project of Food Town & Food Court of about 3,000m² in "Lot 10 Shopping Mall" in Bukit Bintang district, downtown of Kuala Lumpur.

Features of the project

We provide full scope management including coordination in various authorities application coordination, tender, site management, scheduling and cost management. From the technical aspects, we managed all processes with all stakeholders which include negotiation and execution on terms & conditions of leasing agreement, management of main renovation works, M&E services, interior works and equipment delivery etc.

Client Sojitz Retail Management Sdn. Bhd.



“CM Selection 2020” from Japan Construction Management Association

NIPPON KONPO (MALAYSIA) NEW BONDED WAREHOUSE

NIPPON KONPO(MALAYSIA)SDN. BHD is the first logistics project in Malaysia to expand its business in the Asean Economic Region.

Features of the project

Our company, which is well versed in the local construction customs, organized the issues related to the land contract and construction contract, and carried out the management consistently from the business decision support and the land acquisition to the support of the business license acquisition.

Client Nippon Konpo (Malaysia) Sdn Bhd



Client's Testimonial

We value our relationship with our client and continues to advance the projects

We needed an architecture expert

Just like the in-house building department, they led the project upfront, built and managed a good relationship with the designer & contractor.

We needed a professional to make investment decisions

After checking the sales contract of the land and looking at the actual site, the business owner negotiated with the seller about the disadvantages.

I was able to concentrate on preparing new business

Since I received detailed reports through the project, I was able to concentrate on the preparation for business operation and the main business.

They analyzed and helped me understand the construction schedule of contractor

I was able to understand the point to take note of and able to comprehend schedule that we received from the contractor

I felt the importance of consistent management

In order to make the project successful in ASEAN, site management is important, and to conduct effective site management, we were able to experience the fact that contracts and tender stages are very important.

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