

## Handover Ceremony at Ajinomoto New Factory Project



### AJINOMOTO (MALAYSIA) BERHAD NEW FACTORY PROJECT

Client / Ajinomoto (Malaysia) Berhad  
 Location / Negeri Sembilan, Malaysia  
 Usage / Office, Warehouses & Factories  
 CM / Plus PM Consultant Sdn. Bhd.  
 TFA / 53,200m<sup>2</sup>  
 Structure / RC & Steel Structure  
 (Office building, factory building, warehouse building, etc)

On 8<sup>th</sup> December 2021, AJINOMOTO (MALAYSIA) held a handover ceremony for its "New Factory Project". This project, with a total floor area of approximately 53,200m<sup>2</sup> consists of two manufacturing buildings, three non-manufacturing buildings, and other buildings is located on a vast site area of about 200,000m<sup>2</sup> that includes site area for future expansion. The construction began in October 2019 and after being through a tough situation caused by the global pandemic COVID-19 that no one had experienced before, all the parties involved in this project feel accomplished that we could finally welcome this day.

In overall, the main construction has been completed, but production-related machinery, equipment construction, large-scale solar power generation, and other construction are underway. In addition, we aim to acquire the Green Building Index (GBI) to promote sustainability in the built environment. We have been involved from the beginning of the project and we will do our best until the full-scale opening.

## GREETING

### The decision for Plus.

The spread of the Coronavirus has put the global economy into a very difficult situation, nevertheless new investment consultations have been available from the second half of 2021. Since the economic outlook is still uncertain, I believe that investing in new construction is surely a big decision for Managers.

We have prepared our company message this time. "The decision for plus. As a PM/CM company, we will think together about the managers concerns and lead to a decision that they can say it is correct from the bottom of their hearts."

We are in a position to support our Clients' new construction projects, but after the Corona crisis, the speed of change in the external environment increases more than before, and the diversification of values is progressing, and it is important that our employees strongly understand this. It can be said that it is rich in overall intelligence and sensibility as a human being. It is to think of the Clients' concerns as our own's and continue to have the courage to confront all difficulties with passion and tenacity. In other words, enhancing "human skills" is essential to support Clients' projects. We think by ourselves about accidents happens around us, we take responsibility and we enhance our strong will to lead our Clients' construction projects to success.

Plus PM Consultant Sdn Bhd  
 Joji Kimura  
 President/CEO

**+PM** The decision for Plus.  
**Plus PM Consultant**  
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※We value your opinion and welcome your feedback. For further enquiry, please email or visit us at our office.

**+PM** その決断を、プラスに。  
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※本誌に対するご意見、ご感想をお待ちしております。お問い合わせ先は、上記Eメール又は本社総務部まで

# Plus Update



**+PM** The decision for Plus.  
**Plus PM Consultant**

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## First Southeast Asia "LaLaport is open in Kuala Lumpur



### MITSUI SHOPPING PARK LALAPORT BUKIT BINTANG CITY CENTRE

Client / MFBCC Retail Mall SDN BHD  
 Location / Kuala Lumpur, Malaysia  
 Usage / Commercial Facility  
 CM / Plus PM Consultant Sdn. Bhd.  
 TFA / 133,000m<sup>2</sup>  
 Structure / Reinforced concrete construction + steel frame construction  
 5 floors above ground, 5 floors below ground  
 (Including the 2<sup>nd</sup> to 5<sup>th</sup> basement floors of the parking lot)

"Mitsui Shopping Park LaLaport Bukit Bintang City Center", which began its construction in June 2017, is now opened on 20<sup>th</sup> January 2022. It was originally scheduled to open in 2021 and was greatly affected by the Corona crisis, but thanks to the efforts of the parties involved, the project was able to have its soft launch with only a short extending period.

This is the largest overseas commercial facility that Mitsui Fudosan is operated in, and it will be the first "LaLaport" to open in Southeast Asia. LaLaport Kuala Lumpur is a commercial facility that will be a core facility with a total floor area of approximately 620,000m<sup>2</sup> in the Bukit Bintang City Center Project (BCC Project), a large-scale complex development in the central of Kuala Lumpur area.

We involved from on-site quality control, health and safety management, process control, additional cost assessment, as well as coordinating with overall developers and coordinating the adjacent construction zones. For effective site management, we provided our two on-site engineers to check daily site condition, give instructions to main contractor on corrective matters, and to propose, report and share problems in a timely manner.



In addition, amid the coronavirus pandemic where the Client is unable to travel from Japan, we communicated and reported the construction site with the Mitsui Fudosan Engineering Tokyo Office's staff who is in-charge of quality supervision, and sometimes conducted remote inspections using webcam.

With the sluggish economy caused by the pandemic, we believe Southeast Asia's first "LaLaport" will play a role in revitalizing Malaysian economy. Although the construction has been completed, Mitsui Fudosan's business has just begun, so as the construction management consultant, we will closely monitor this project until the end of the defects liability period.

## NAGOYA AUTOMOBILE MALAYSIA HOLDING S/B 3S Center is now completed

### NAGOYA AUTOMOBILE MALAYSIA HOLDING S/B – 3S CENTER CONSTRUCTION PROJECT

Client / Nagoya Automobile Malaysia Holding Sdn Bhd  
 Location / Selangor, Malaysia  
 Usage / 3S Center  
 CM / Plus PM Consultant Sdn. Bhd.  
 TFA / 1,600m<sup>2</sup>  
 Structure / Reinforced Concrete

Nagoya Automobile Malaysia Holding Sdn Bhd has opened a new concept 3S (Sales, Service and Spare Parts) center of Malaysian car manufacturer PERODUA in Selangor.

In this project, we consistently supported construction projects from site selection to design management, support for business registration, tender for local construction companies, cost negotiations, construction contract checks, and until building completion. Though the construction was interrupted due to the Coronavirus, we were able to successfully complete this project while confirming the issues for restarting construction and negotiating with stakeholders. We are pleased and proud of it.



## SHABU-YO 3rd Restaurant Outlet is now completed



### SKYLARK MALAYSIA BBCC PROJECT

Client / Skylark Malaysia Sdn. Bhd.  
 Location / Kuala Lumpur, Malaysia  
 Usage / Restaurant  
 CM / Plus PM Consultant Sdn. Bhd.  
 TFA / 270m<sup>2</sup>  
 Structure / Renovation

SKYLARK MALAYSIA SDN.BHD. has opened "Shabu-yo" in "Bukit Bintang City Center Project (BBCC Project)" a large-scale complex development in the central area of Kuala Lumpur. This is the third restaurant.

During the design phase, we provided design supervision, related laws and regulations check, inspected and negotiated the terms of delivery to the owner of the shopping mall, implemented construction cost reduction through tender, and provided construction contract drafting support.

At the construction stage, we provided total support until the commencement of its business operation such as quality and schedule management, also business license acquisition support.

Although we were greatly affected by Covid-19, we were able to complete the project with the cooperation of the people involved in this project.

## [Points to know how to avoid the risk of illegal factories and warehouses in Malaysia]

On 7<sup>th</sup> December 2021, Plus PM Consultant Sdn. Bhd. gave a lecture at the seminar organized by TK International Sdn. Bhd.

In this seminar, we explained the risk of acquiring illegal buildings and their facilities become illegal without knowledge related to Malaysian construction. Firstly, we explained the example of illegal buildings in Malaysia. While giving five concrete examples, we introduced that there are many old buildings in Malaysia that have become controversial by expanding and renovating them without getting permission by the government. In addition, we explained why do they become illegal, understand the government applications process, the types of government application documents, and the business risk without legal compliance.

### What are the purpose of participants

This time, 25 people have attended the seminar. Many people gather information through this seminar because they were considering a plan or were considering to renovate or rebuild their facilities in a few years time. After the session, we received feedback such as "I was able to learn very clearly about building laws and regulations and government applications in Malaysia." "We want to ask our company to confirm whether existing buildings have any issues or not." We believe that they have understood about the construction customs in Malaysia.



The illustration on the left shows an example of illegal construction commonly found in Malaysia.

Illustration on the left: The fireproof wall was removed without getting permission by government law

Illustration on the right: The eaves was installed outdoors without getting permission by government law

Getting the construction permission in Malaysia may take longer than predicted, the negotiation route may be complicated, and it's different from the business practice in Japan. In order to realize a construction project, it is important to promote the business with an appropriate partner who understands Malaysian construction customs. If you have any concern about construction in Malaysia, please feel free to contact us.

### List of Ongoing Projects

1.	New Condominium	CM	Kuala Lumpur, Malaysia	Approx 19,000m <sup>2</sup>
2.	New Condominium	Investigation	Indonesia	Approx 133,000m <sup>2</sup>
3.	Logistic Warehouse	Advisory	Selangor, Malaysia	Approx 200,000m <sup>2</sup>
4.	Logistic Warehouse	PM/CM	Selangor, Malaysia	Approx 138,000m <sup>2</sup>
5.	Logistic Warehouse	CM	Selangor, Malaysia	Approx 845,000m <sup>2</sup>
6.	New Warehouse	Advisory	Malacca, Malaysia	Approx 7,000m <sup>2</sup>
7.	New Factory	PM/CM	Malaysia	Under planning
8.	New Factory	PM/CM	Selangor, Malaysia	Under planning
9.	New Factory	Advisory	China	Approx 27,000m <sup>2</sup>
10.	New Factory	Advisory	East Europe	Approx 120,000m <sup>2</sup>
11.	New Health Care Center	CM	Vietnam	Approx 7,000m <sup>2</sup>
12.	Corporate Training Center	PM/CM	Indonesia	Under planning
13.	New Hotel	PM/CM	Vietnam	Approx 14,000m <sup>2</sup>
14.	Educational Facilities	PM/CM	Selangor, Malaysia	Approx 24,000m <sup>2</sup>
15.	Product store interior	Advisory	Selangor, Malaysia	Approx 3,000m <sup>2</sup>
16.	New Food & Beverage Interior Renovation	PM/CM	Kuala Lumpur, Malaysia	Approx 240m <sup>2</sup>
17.	Farm Facility	PM/CM	Kelantan, Malaysia	Approx 15,000m <sup>2</sup>