

< On-going Project >

■ Johor Bahru Project <Condominium, Office, Hotel, Commercial>

- ◇A project by local developer participated by Japanese company
As technical advisor for the Japanese company, Plus PM Consultant provides construction management services for the smooth project execution
- Project schedule preparation and organize the division of work for participating company.
 - Manage the communication among relevant parties involved.
 - Check drawings and instruct on missing items to relevant parties.

■ Johor Bahru Town Planning Project <Detached house, Terrace house, Condominium>

- ◇A project by local developer participated by Japanese company
As technical advisor for the Japanese company, Plus PM Consultant provides construction management services for the smooth project execution
- Project schedule preparation and organize the division of work for participating company.
 - Manage the communication among relevant parties involved.
 - Check drawings and instruct on missing items to relevant parties.

■ Shopping Centre Project in East Malaysia <Big Scale Commercial Facility>

- ◇Shopping Centre Project
As agent of the Shopping Centre Owner, Plus PM Consultant provides construction management services until completion of the building
- Manage the cost, quality and schedule of project carried out by local design & build general contractor
 - Confirmation of design content, schedule & cost due to design change.

■ Supermarket Project <Commercial Facility>

- ◇Supermarket Project in the suburbs of Kuala Lumpur
As agent of the Client, Plus PM Consultant manages the project from basic concept stage to building completion stage
- Design supervision from basic concept stage, selection of general contractor, construction cost, quality & schedule review and guide
 - Coordination in construction work and selection of equipment and fixtures

■ Elderly Home Project Basic Concept development support <Elderly Care Facility>

- ◇Advice on the commercialization for elderly home project in Malaysia
- Site investigation, building and welfare relations investigation
 - Building planning and cost estimation
 - Provide necessary information on the facility operation

Staff Introduction

Working with Plus PM Consultant Sdn Bhd, I am an engineer who received the First Class Honours in Engineering and currently based in Malaysia to support in the construction projects in ASEAN region. I have gained valuable experience through my previous overseas projects achievement in Japan, China and Hong Kong and I believe the success of a project in Overseas often depends on selection and good coordination with local technical team. "Create the best team and implement effective work in construction" is our obligation.

In addition, we always extend "our best services in construction" to support our customer in focusing on their core business towards successful achievement. We are waiting for you in Malaysia.

Technical Manager Yoshiaki Muramatsu



Plus Update



■ Completion of Large Shopping Mall Project in Cambodia

The 1st large shopping centre in the capital of Cambodia, "AEON MALL Phnom Penh", under the AEON Mall (Cambodia) Co., Ltd. of AEON Group was completed and opened in June 2014.

Together with the Korean design & build contractor and entire project team, we have united to overcome challenges such as construction materials procurements and labour supply and completed the project successfully. AEON MALL has the significant features of having 190 tenants, the country's largest cinema complex, a skating rink and many more. Its Grand Opening Ceremony was attended by Prime Minister Hun Sen and many people of the region. We, PlusPM Japan and Malaysia have collaborated to provide the services in basic design and MEP supervision works.

AEON MALL PHNOM PENH	
CLIENT	/ ABONMALL (CAMBODIA) CO., LTD
SITE	/ PHNOM PENH, CAMBODIA
USAGE	/ SHOPPING CENTRE
STRUCTURE/SCALE	/ RC · 4-STOREY
TOTAL FLOOR AREA	/ Approx. 108,000㎡
BASIC DESIGN	/ PlusPM Co., Ltd.
CONSTRUCTION MANAGEMENT (MEP)	/ Plus PM Consultant Sdn. Bhd.
DESIGNER	/ GS Engineering & Construction
CONTRACTOR	/ GS Engineering & Construction
COMPLETION	/ June 2014

Message from Managing Director

Key to Success in ASEAN

I travel to Kuala Lumpur for business every month and have encountered various situations such as during immigration check, hotel check-in, taking taxi ride etc. which reflect the difference between Japan and Malaysia. One day, I went to the convenience store near my hotel, I found the items on the display shelves were not properly organized and that has reduced my buying desire. Then, when I was queueing at the cashier counter with some items, I also felt the ignorance from the shopkeepers who was busy talking with their friends. If it were the convenience store in Japan, another counter would have been opened for the customers in queue.

Same applies to construction industry in Malaysia. Although there are many local construction management competitors like Plus PM Consultant, there is an obvious difference. Members of Plus PM Consultant are taught the granularity of management skills of Japan to gain confidence from many customers. We are putting our great efforts in continuing develop ourselves in construction management during our monthly meeting.

To all leaders who plan to branch out your business into Malaysia

Basic Concept Development

~ With our support in the Basic Concept Development,
you would be able to grasp the overview of your construction investment
which turns out to be a point that lead to your business success! ~

Grasp the points that
you should know about
Construction Investment!

- Situation of the planned site ?
- What scale of building to build at planned site ?
- How much of construction investment cost is required ?
- How long is required before starting operation ?

Everything for
RM10,000

※Transportation cost may be charged
separately depend on distance.
※Price based on maximum of 50 units.

- ◆ Rough estimation based on unit rate per m²
will be calculated using our own database.
- ◆ Approximately 1 month delivery time after
contract.

Quotation Check

~ To all leaders who proceed the construction works
With our support in Quotation Check, you would be able to judge the
appropriate construction cost! ~

Grasp the points that
you should know about
Quotation check!

- Items in quotation are appropriate ?
- Unit rate is appropriate ?
- Quantity is appropriate ?
- Expenses is reasonable ?

Everything for
RM10,000

※Price does not include negotiation
with general contractor.
※Price is up to approximately 5,000m² floor area.
※Price does not include on-site checking.

- ◆ Assessment using our own database.
- ◆ Approximately 1 month delivery time after
contract and receipt of required information
and design drawing.

Senior Housing Development Support Service

The parent company of Plus PM Consultant Sdn Bhd, PlusPM Co., Ltd.
has 20 years of experience and covered more than 200 homes
in Senior Housing Project.

From healthy senior home, normal care home
until medical-dependent care home, we are able
to provide with various type of construction and
cost planning services.

In addition, with our available network,
we could also support in your every need
to develop senior housing business in
Malaysia such as adoption of nursing
care personnel etc.

Basic Concept Development

- construction planning
- building plan approval survey
- investment budget etc.

Operation Support Service

- Nurse and care staff
introduction
- tie-up with medical
authorities
- establishment
- employment rules etc.

From Design to Completion

- Design supervision
- construction cost
management etc.

(Three Circles)
Business Building
Construction Management
Operation Support

Basic Concept Development

We will make the plan that fit for residential use,
improve profitability and convenient for working staff.

