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PT Modernland, a leading Indonesian property developer, sets new standards in precast concrete element production

With a land bank of more than 1,600 hectares and development possibilities for the next 12 years, PT Modernland Tbk. is one of the leading Indonesian property developers in the Jakarta metropolitan area. The company, which was established in 1988 by Luntungan Honoris, owner of the Modern Group and one of the country's most successful entrepreneurs, has now been concentrating for three decades with enormous success on the portfolios of industrial property, commercial property development and its main focus, residential construction, including the development of so-called integrated residential settlements. In order to be able to complete the numerous property projects on time and in high quality, the company decided last year to invest in a modern pallet circulation plant from the Eilenburg-based mechanical engineering company Ebawe, which is part of the Progress Group, one of the leading suppliers of machines and all-in-one solutions to the precast

industry. The plant will shortly be supplemented by a state-of-the-art mesh welding machine from progress Maschinen & Automation, likewise a Progress Group company.

The new plant is located in the industrial estate of Cikande, Banten, which also belongs to the Modernland Group and was developed in its entirety by the company. Under the name PT Modern Panel Indonesia, a production centre for the processing of concrete is currently being built in which both precast concrete elements and ready-mix concrete will be manufactured and processed.

Top technology - Made in Germany

In the new precast plant, which is designed in the first phase for a total capacity of around 200,000 m² per year, a broad range of precast concrete elements is to be produced both



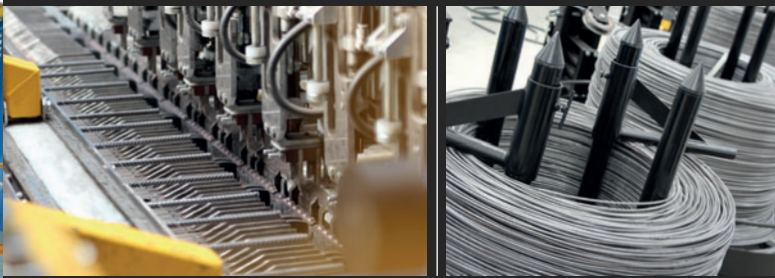
PT Modern Panel Indonesia recently opened its first precast plant in the new industrial estate of Cikande, Banten.



"In our new plant we have installed the very latest machine technology from Ebawe, which belongs to the Progress Group and is one of the leading suppliers of machines and solutions to the precast industry", says Hendy W. Budijanto, Managing Director Operations at PT Modern Panel Indonesia.



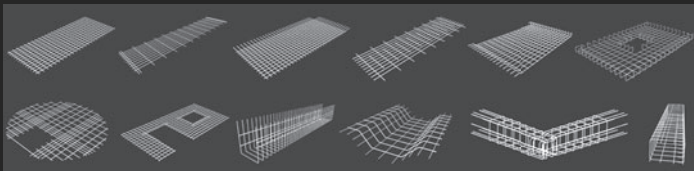
Mesh Welding Plants



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for the company's own projects and for the free market: floors and walls as well as façade elements for high-rise building projects, detached houses, commercial buildings, hotels, office buildings, boundary walls and other products.

Thanks to a flexible plant concept, Modernland can produce suitable precast concrete elements for its entire property portfolio of industrial construction, commercial buildings and residential construction. Ultra-modern machine technology from Germany ensures the high quality of the end products: State-of-the-art mixing technology enables the provision of demanding concrete sorts required for the manufacture of the precast concrete elements. Sophisticated compaction technology deaerates the concrete and compacts it optimally so that outstanding product surfaces can be achieved in the subsequent multi-stage smoothing process, before the precast concrete elements are positioned by a stacking cross beam for curing.

Whilst the manufacture of the reinforcing steel is still being done entirely manually during the start phase, preparations are in full swing to introduce an automatic mesh welding machine supplied by progress Maschinen & Automation. The advantages of this decision are obvious: Instead of the 15 - 20 people per shift at present, soon only one or two machine operators will be required for the manufacture of the necessary reinforcement meshes. In addition, all scrap will be eliminated through the individual mesh production, which will manufacture each mesh just in time according to the particular requirements.

The advantages of the precast concrete construction method for Indonesia

In comparison with traditional construction, Modernland believes in the numerous advantages of construction with precast concrete elements:

Shortening of the construction time

The shortening of the construction time by up to 50%, especially in the case of multi-storey buildings, is one of the most convincing arguments for Modernland.

Constant product quality

A further argument is the constant product quality that can be achieved in the context of precast concrete element production in a controlled working environment, independent of weather influences and personnel factors, etc. The recycling of residual concrete - another positive contribution to the environment - can also be implemented in this way.

Earthquake safety

Not only that, the company pays particular attention to earthquake safety: Indonesia lies on the so-called Pacific ring of fire, a volcanic belt that extends through the entire country and brings along the corresponding number and strengths of earthquakes. Through the use of the latest precast technology the company wishes to ensure that all future properties produced in the new factory meet the highest safety requirements.

Ready mix concrete

The foundation stone has also been laid for a successful ready mix concrete plant: A small fleet of truck mixers - six at present - already supplies the company's own projects as well as external customers within a radius of 50 km. The new mixing plant, similarly made in Germany by the well-respected mixer manufacturer BHS-Sonthofen in cooperation with the local partner PT Detede, attains a production capacity of about 500 m³ per shift and meets the highest quality requirements.



The new mixing plant has a capacity of 500 m³ per shift. Modern Precast currently operates a fleet of six truck mixers, each with a capacity of 7 m³.



Villas, high-rise buildings and other buildings that until very recently were still erected by PT Modernland Realty Tbk. in the traditional manner, as shown in the photo, are already built with precast concrete elements in many neighbouring Asian states.

Learning from the precast concrete pioneers in Asia

From the very start it was important to Modernland to benefit from the experience of other leading manufacturers of precast concrete elements as well as property developers and to initiate an exchange of experiences. To that end the company's management team, including its President Director, Mr William Honoris, went to Thailand amongst other places in order to benefit from the pioneers of the precast industry in Asia, including the Thai property builder Pruksa. The company commissioned its first plant there around 15 years ago. Today it produces more than 1,500 homes per month in a total of seven factories and is thus one of the most successful precast companies - not only in Asia, but probably worldwide too.

"Although we are a long way from that", says Hendy W. Budi-janto, the General Manager Operations of PT Modern Panel Indonesia, summing up, "it is important to us to tackle new business areas correctly right from the start. We are convinced that a country such as Indonesia with more than 250 million inhabitants will develop an ever increasing demand for high-quality and, above all, safe living space in the coming years. We want to contribute to that as we have in the past." ■

FURTHER INFORMATION



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