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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 m<sup>2</sup> per year, a broad range of precast concrete elements is to be produced both for the company's own projects and for the free market: floors and walls as well as façade elements for high-rise building



*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.*

projects, detached houses, commercial buildings, hotels, of-  
fice buildings, boundary walls and other products.

Thanks to a flexible plant concept, Modernland can produce  
suitable precast concrete elements for its entire property port-  
folio of industrial construction, commercial buildings and res-  
idential 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 de-  
manding concrete sorts required for the manufacture of the  
precast concrete elements. Sophisticated compaction tech-  
nology deaerates the concrete and compacts it optimally so  
that outstanding product surfaces can be achieved in the sub-  
sequent 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 ma-  
chine supplied by progress Maschinen & Automation. The ad-  
vantages of this decision are obvious: Instead of the 15 - 20  
people per shift at present, soon only one or two machine op-  
erators 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 manufac-  
ture each mesh just in time according to the particular re-  
quirements.

**The advantages of the precast concrete construction  
method for Indonesia**

In comparison with traditional construction, Modernland be-  
lieves in the numerous advantages of construction with pre-  
cast concrete elements:

**Shortening of the construction time**

The shortening of the construction time by up to 50%, espe-  
cially 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 produc-  
tion in a controlled working environment, independent of  
weather influences and personnel factors, etc. The recycling  
of residual concrete - another positive contribution to the en-  
vironment - can also be implemented in this way.

**Earthquake safety**

Not only that, the company pays particular attention to earth-  
quake 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 technol-  
ogy the company wishes to ensure that all future properties  
produced in the new factory meet the highest safety require-  
ments.

**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 ex-  
ternal 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



The new mixing plant has a capacity of 500 m<sup>3</sup> per shift. Modern Precast currently operates a fleet of six truck mixers,  
each with a capacity of 7 m<sup>3</sup>.



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.

partner PT Detede, attains a production capacity of about 500 m<sup>3</sup> per shift and meets the highest quality requirements.

### 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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