MODULAR

MODULAR PROFILE

PT. Wijaya Karya Bangunan Gedung, Tbk.

PIT BUILDING
Pertamina Mandalika International Street Circuit

Contents

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“Modular construction is a process in which a building is **constructed off-site, under controlled plant conditions, using the same materials and designing to the same codes and standards** as conventionally built facilities – but in about half the time or less.

Buildings are produced in “**modules**” that when put together on site, reflect the identical design intent and specifications of the most sophisticated site-built facility – without compromise ”

Source: Modular Building Institute

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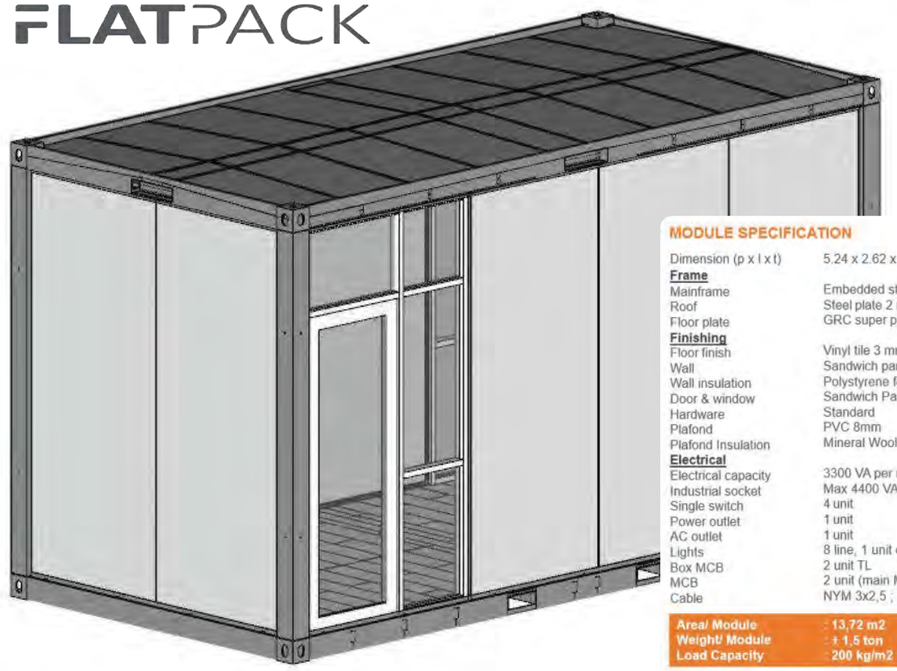
WG FLATPACK



MODULE SPECIFICATION

Dimension (p x l x t)	5.24 x 2.62 x 3.00 m
Frame	
Mainframe	Embedded steel plate SS400
Roof	Steel plate 2 mm
Floor plate	GRC super panel 15 mm
Finishing	
Floor finish	Vinyl tile 3 mm
Wall	Sandwich panel 50 mm
Wall insulation	Polystyrene foam
Door & window	Sandwich Panel + Clearglass 5 mm
Hardware	Standard
Plafond	PVC 8mm
Plafond Insulation	Mineral Wool 50 mm density 60kg/m3
Electrical	
Electrical capacity	3300 VA per module
Industrial socket	Max 4400 VA per module
Single switch	4 unit
Power outlet	1 unit
AC outlet	1 unit
Lights	8 line, 1 unit outlet
Box MCB	2 unit TL
MCB	2 unit (main MCB & distribution MCB)
Cable	NYM 3x2,5 ; 2x1,5 ; 3x1,5
Area/ Module	**: 13,72 m2**
Weight/ Module	**: ± 1,5 ton**
Load Capacity	**: 200 kg/m2**

MOLI MODULARLITE

MODULE SPECIFICATION

Dimension (p x l x t)	6.00 x 3.00 x 3.00 m
Frame	
Mainframe	Embedded steel plate SS400
Roof	Corrugated Roof
Floor plate	GRC super panel 18 mm
Finishing	
Floor finish	Vinyl tile 3 mm
Wall	Sandwich panel 50 mm
Wall insulation	Polystyrene foam
Door & window	Sandwich Panel + Clearglass 5 mm
Hardware	Standard
Plafond	PVC 8mm
Plafond Insulation	Mineral Wool 50 mm density 60kg/m3
Electrical	
Electrical capacity	3300 VA per module
Industrial socket	Max 4400 VA per module
Single switch	4 unit
Power outlet	1 unit
AC outlet	1 unit
Lights	8 line, 1 unit outlet
Box MCB	2 unit TL
MCB	2 unit (main MCB & distribution MCB)
Cable	NYM 3x2,5 ; 2x1,5 ; 3x1,5
Area/ Module	**: 18.00 m2**
Weight/ Module	**: ± 900 kg**
Load Capacity	**: 200 kg/m2**

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MODULAR WIKA GEDUNG

Konsisten dalam kontribusi pengembangan teknologi konstruksi di tanah air, PT Wijaya Karya Bangunan Gedung Tbk (WEGE) memperkenalkan inovasi terkini sebagai wujud komitmen dalam mendukung solusi kehidupan yang lebih baik. Modular WEGE merupakan implementasi dari produk inovatif berkualitas yang memberikan nilai tambah dalam setiap pemenuhan kebutuhan ruang. Produk modular WEGE memenuhi ekspektasi dalam kecepatan bangun, presisi mutu, desain yang fleksibel, dan ramah lingkungan. Pengalaman kami meliputi ragam sektor antara lain ; konstruksi, pertambangan, kesehatan, komersial, pendidikan dan masih banyak lagi.

Dibandingkan dengan metode konvensional, konstruksi bangunan modular WEGE memberikan nilai tambah investasi yang optimal. Selain kecepatan, bangunan modular WEGE dapat dipindah atau digunakan berulang kali dalam lokasi yang berbeda sesuai dengan peruntukan atau fungsi yang direncanakan dengan proses yang relatif mudah dan cepat.

SISTEM MODULAR

Modular merupakan implementasi dari Prefabricated Prefinished Volumetric Construction (PPVC). Metode konstruksi ini diproduksi di pabrik (prefabrikasi) diluar dari lokasi proyek, dan kemudian diangkut untuk dirakit menjadi sebuah bangunan. Istilah “modular” yaitu berarti dibangun dengan satu modul (atau unit) pada satu waktu dan kemudian dipasang di lokasi tertentu.

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KEUNGGULAN MODULAR WEGE

Cepat, Efisien & Berkualitas
Didesain dengan standar mutu pabrik, efisien dalam penyelesaian proyek.

Produksi Indonesia
Diproduksi didalam negeri, mempunyai hak cipta dalam negeri, dan telah lulus uji gempa KDS (Kriteria Desain Seismic) zona-C di Balai Bahan dan Struktur Bangunan Gedung PUPR.

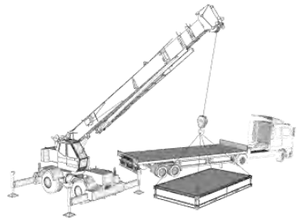
- **Nilai TKDN WGF 59,4 %**
- **Nilai TKDN MOLI 51,8 %**

Ecofriendly/Lean Construction
Mengurangi *construction waste,* berdampak positif untuk kelestarian lingkungan.

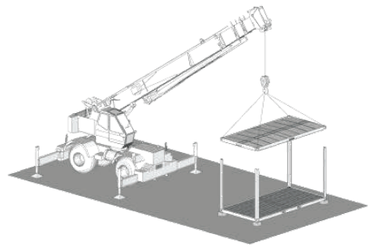
Investasi Terbaik
Memberikan imbal hasil optimal dengan metode modular *prefabricated construction* sehingga durasi pelaksanaan di site dapat terselesaikan dengan singkat, fleksibel bila sewaktu-waktu dipindah dan digunakan kembali.

- **Masa warranty mainframe 3 tahun.**

PERAKITAN



Pengiriman
Terkemas per modul lengkap dengan komponennya.



Perakitan Struktur
Langsung terinstall dan tersusun di lapangan.

Perakitan Arsitektur
Akselerasi pekerjaan finishing dan ME setelah frame terinstall.

Keterangan: *metode pengiriman dan perakitan struktur diatas berlaku untuk modul WG Flatpack*

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PENGIRIMAN MODULAR

JALUR DARAT

JALUR LAUT

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SERTIFIKASI & PENGHARGAAN

SERTIFIKAT HAK CIPTA

REPUBLIK INDONESIA
KEMENTERIAN HUKUM DAN HAK ASASI MANUSIA

SURAT PENCATATAN CIPTAAN

Dalam rangka pelindungan ciptaan di bidang ilmu pengetahuan, seni dan sastra berdasarkan Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta, dengan ini menerangkan:

Nomor dan tanggal permohonan : EC00201991435, 19 Desember 2019

Pencipta
Nama : R. Wahyu Alibasya Wiano W.
Alamat : Jakarta MTH Lt. 15 Jl. M.T. Haryono Kav. 23, RT.2/RW.2 Tebet Barat, Jakarta Selatan, Dki Jakarta, 12760
Kewarganegaraan : Indonesia

Pemegang Hak Cipta
Nama : PT. WIJAYA KARYA BANGUNAN GEDUNG, Tbk
Alamat : Jl. D.I. Panjaitan Kav. 9 RT003/RW011 Cipinang Cempedak, Jatinegara, Jakarta Timur, Dki Jakarta, 13340
Kewarganegaraan : Indonesia
Jenis Ciptaan : Bioskop
Judul Ciptaan : WG FLATPACK VERSI 1.3
Tanggal dan tempat diumumkan untuk pertama kali di wilayah Indonesia atau di luar wilayah Indonesia : 29 Mei 2019, di Jakarta Selatan
Jangka waktu pelindungan : Berlaku selama 50 (lima puluh) tahun sejak Ciptaan tersebut pertama kali diskusikan Pengumuman.
Nomor pencatatan : 000176449

adalah benar berdasarkan keterangan yang diberikan oleh Pemohon.
Surat Pencatatan Hak Cipta atau produk Hak terkait ini sesuai dengan Pasal 72 Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta.

a.n. MENTERI HUKUM DAN HAK ASASI MANUSIA
DIREKTUR JENDERAL KEKAYAAN INTELEKTUAL

Dr. Freddy Harris, S.H., LL.M., ACCS.
NIP. 196611181994031001

WG FLATPACK

REPUBLIK INDONESIA
KEMENTERIAN HUKUM DAN HAK ASASI MANUSIA

SURAT PENCATATAN CIPTAAN

Dalam rangka pelindungan ciptaan di bidang ilmu pengetahuan, seni dan sastra berdasarkan Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta, dengan ini menerangkan:

Nomor dan tanggal permohonan : EC00202163096, 22 Desember 2021

Pencipta
Nama : PT. Wijaya Karya Bangunan Gedung, Tbk
Alamat : Jl. D.I. Panjaitan Kav. 9 RT.003/RW.011 Cipinang Cempedak, Jatinegara, Jakarta Timur, DKI JAKARTA, 13340
Kewarganegaraan : Indonesia

Pemegang Hak Cipta
Nama : PT. Wijaya Karya Bangunan Gedung, Tbk
Alamat : Jl. D.I. Panjaitan Kav. 9 RT.003/RW.011 Cipinang Cempedak, Jatinegara, Jakarta Timur, DKI JAKARTA, 13340
Kewarganegaraan : Indonesia
Jenis Ciptaan : Bioskop
Judul Ciptaan : MODULAR LITE (Multi)
Tanggal dan tempat diumumkan untuk pertama kali di wilayah Indonesia atau di luar wilayah Indonesia : 3 November 2020, di Jakarta
Jangka waktu pelindungan : Berlaku selama 50 (lima puluh) tahun sejak Ciptaan tersebut pertama kali diskusikan Pengumuman.
Nomor pencatatan : 000301165

adalah benar berdasarkan keterangan yang diberikan oleh Pemohon.
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a.n. Menteri Hukum dan Hak Asasi Manusia
Direktur Jenderal Kekayaan Intelektual
u.b.
Direktur Hak Cipta dan Desain Industri

Dr. Syarifuddin, S.T., M.H.
NIP.197112182002121001

Disclaimer:
Dalam hal pemohon memberikan keterangan tidak sesuai dengan surat pernyataan, Menteri berwenang untuk mencabut surat pencatatan permohonan.

MODULAR LITE

SERTIFIKASI

MATERIAL	NUMBER	TYPE	INSTITUTION	OUTCOME
STRUCTURE				
Bolt dan nut	7-01-19-00379	Brinell test	B4T, Bandung	Certified
Welding plate	7-01-19-00820	Tension test Bending test	B4T, Bandung	Certified
Steel plate	7-01-19-00555	Tension test Bending test	B4T, Bandung	Certified
Corner post	7-01-19-00108	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Top side rail	7-01-19-00110	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Bottom side rail	7-01-19-00109	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Upper cross member	7-01-19-00556	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Bottom cross member	7-01-19-00112	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Forklift pocket strap	7-01-19-00111	Tension test Bending test Chemical composition test	B4T, Bandung	Certified
Bridge clamp	7-01-19-00821	Tension test	B4T, Bandung	Certified
ARCHITECTURE				
Wall panel	109/Lb.17/HU/2019	Thermal resistance test	Puskim, Bandung	Certified
Floor panel	143/Lb.17/HU/2019 143/Lb.17/HU/2019 4-09-10-00395	Thermal resistance test Fire resistance test Weather resistance test	Puskim, Bandung B4T, Bandung Puskim Bandung	Certified
Roof panel	110/Lb.17/HU/2019	Thermal resistance test	Puskim, Bandung	Certified

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REKOR MURI

PENGUJIAN SIKLIK 3D
Sertifikasi Uji Gempa

Ini merupakan konstruksi Prefabricated Prefinished Volumetric Construction (PPVC) pertama yang diuji di Indonesia secara 3D dengan metode testing SNI 7860 : Baja Tahan Gempa. **Hasilnya sangat memuaskan, sampai drift 4% konstruksi ini masih bisa berperilaku baik.** Semua teori diatas kertas sudah terbukti secara fisik.

- **TKDN 59,4 %**
- **Masa warranty 3 tahun untuk mainframe *diluar cat.**

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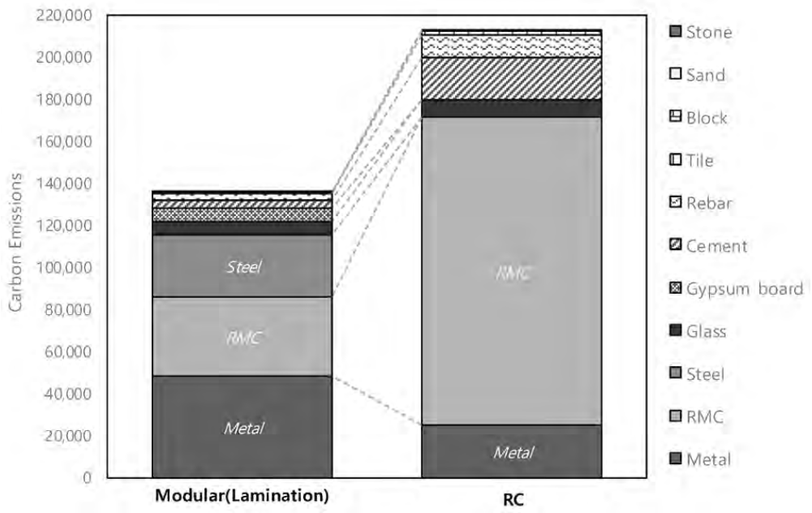
MODULAR UNTUK BUMI

Dekade terakhir ini adalah rekor terpanas dari suhu rata-rata permukaan bumi. Konsekuensi dari perubahan iklim antara lain, kekeringan, kelangkaan air, kebakaran, naiknya permukaan laut, banjir, pencairan es kutub, bencana badai dan penurunan keanekaragaman hayati.

Metode konstruksi modular merupakan solusi akan permasalahan tingginya emisi yang dihasilkan di sektor konstruksi. Modular WEGE berkomitmen untuk mengembangkan mote konstruksi ini dengan tujuan Nett Zero Emissions di 2030. Konstruksi yang berkelanjutan menjadi fokus utama Modular WEGE untuk kehidupan masa depan yang lebih baik.

Metode konstruksi ramah lingkungan yang merupakan salah satu solusi pengurangan penggunaan emisi di seluruh lini prosesnya mulai dari produksi/prefabrkasi sampai proses pemasangan di lokasi.

Perbandingan bangunan modular dan RC (beton) menghasilkan karbon emisi.



Sumber : Jang, et al., 2022

Konstruksi Modular menghasilkan CO2 41-45% lebih rendah dibanding metode konvensional dalam membangun rumah, menurut studi oleh para akademisi dari University of Cambridge dan Edinburgh Napier University.

Sumber : www.sillencehurn.co.uk, www.unlocknetzero.co.uk

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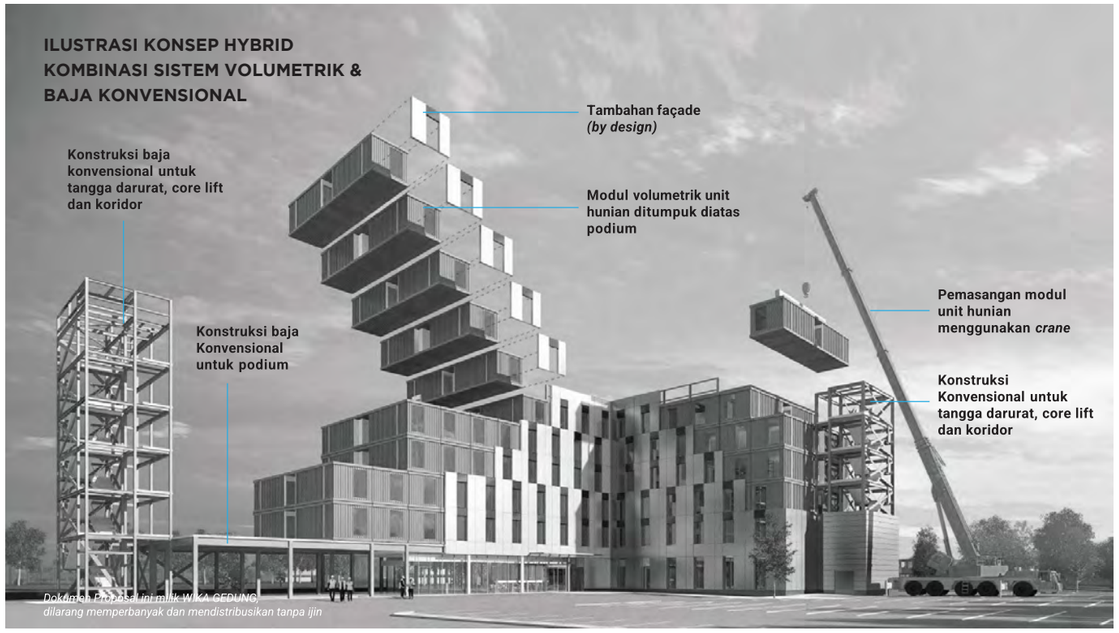
MODULAR VOLUMETRIK



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MODULAR VS KONVENSIONAL

	KONVENSIONAL (STRUKTUR BETON)	PRECAST BETON	MODULAR BAJA (SISTEM VOLUMETRIK)
Mutu	Resiko *human error* lebih tinggi (dapat berdampak kepada penurunan kualitas)	Kualitas terkontrol (fabrikasi)	Kualitas terkontrol (fabrikasi)
Sistem	100% dikerjakan di lokasi proyek (berurutan)	+/- 50% fabrikasi +/- 50% di lokasi proyek (sebagian proses paralel)	+/- 70% fabrikasi +/- 30% di lokasi proyek .(lebih banyak proses paralel)
Tingkat kebutuhan alat di lokasi proyek	Tinggi	Sedang	Rendah
Kebutuhan Area Kerja	Standar	Efisiensi penggunaan area kerja 10-30%	Efisiensi penggunaan area kerja 10-50%*
Jumlah Tenaga Kerja di Site	Standar	Efisiensi SDM 5-15%	Efisiensi SDM +/-25%*
Waktu Pelaksanaan di Site	Standar	Efisiensi waktu 10-25%	Efisiensi waktu +/-40%*
Dampak terhadap Lingkungan (polusi udara, suara, dan *waste*)	Tinggi	Sedang	Rendah
Nilai Investasi	100%	100-120%**	110-150%**

*Sumber : De La Torre, Mayra L. 1994. A Review and Analysis of Modular Construction Practices. Lehigh University.
** Tergantung kondisi dan lokasi proyek

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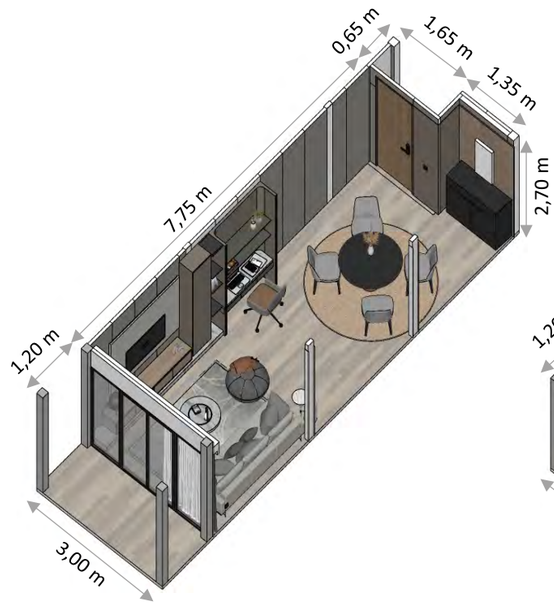
MODULAR VOLUMETRIK

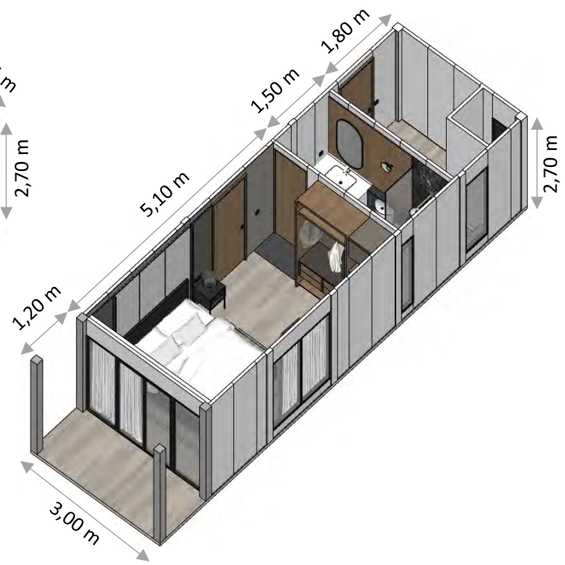
MODULE SPECIFICATION

Dimension (p x l x t)	9, 60 m (max 12m) x 3,00 m x 3,00 m
Floor to Ceiling	2,70 m
Frame	Steel SS400 fin. Epoxy based + acrylic pu
Lantai (area kering)	GRC Sandwichpanel 75mm + Vinyl tile
Lantai (area basah)	GRC Sandwichpanel 50mm + slooping + waterproofing + SPC Flooring
Dinding (area kering)	GRC Sandwichpanel 50-75 + Cat
Dinding (area basah)	GRC Sandwichpanel 50mm + Non combustible waterproof panel
Door & Window	Engineer Door Alumunium Frame + Clear glass
Ceiling	Multiplek + Melaminto
Electrical	
Cable	NYY 3x1,5mm, LAN fot MATV
Outlet & switch	Ex. Panasonic
AC	Ex. Lokal 1,5 PK
Light	Recessed & LED Strip Ex. Panasonic
MCB	MCB box 4 gang, MCB 12A, 20A, 10A, 6A
Exhaust fan	ex. Lokal (bathroom)
Plumbing	PPR & PVC Pipe ex. Rucika/setara
Sanitair	Ex. Toto/American Standard/setara
Decoration	
Wall panel & cabinet	Multipleks + HPL (exclude/optional)
Loose Furnitur	Ex. Ikea/Informa/lokal (exclude/optional)

Spesifikasi dapat diubah selama memenuhi kriketeria



Modul 1 - Living Area



Modul 2 - Master Bedroom

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MODULAR
SYSTEM

MODULAR RECENT PROJECTS

GALLERY & OFFICE KEET

Gallery Benoa Bali

Lounge Terrace

Gallery Area

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Meeting Room

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HOSPITAL

Rumah Sakit Modular Tanjung Duren

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Corridor Area

Inpatient Room

Recreational Room

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COMMERCIAL

Cafe @Velodrome

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Halal Park @Terminal 3

Proyek Bandara Halim KSO WIKA PP

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PIT BUILDING & PADDOCK FACILITIES

Pit Building @Pertamina Mandalika International Street Circuit

Indonesia President at Pit Balcony

VIP Lounge

Pit Building

Office

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PIT BUILDING & PADDOCK FACILITIES

Source: motogp.com

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Source: https://indonesia.go.id/

Source: https://tniad.mil.id/

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HUNIAN PEKERJA IKN

Kamar Tidur

Mess Hall

Koridor

Toilet

Klinik & Toko

FULLBELLY SUITES

VARIOUS MODULAR APPLICATION

HOUSING

Housing | Front Side

Front Side

Front Side

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Housing | Front Side

Living Room

Bed Room

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PUBLIC HEALTH CENTER

Environtment Side

Detail Picture Product

Inside Room

Front Side

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HOSPITAL

Observation and Quarantine Facility for Covid-19 Pulau Galang, Batam

Pertamina Jaya Hosipital

Site Plan RSPP Extension Simprug

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DORMITORY

Environment Side

Detail Picture Product

Environment Side

Environment Side

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Detail Picture Product

Environment Side

Environment Side

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SCHOOL

Environment Side

Detail Picture Product

Inside Room

Inside Room

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CLINIC

Front Side

Inside Room

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RETAIL BOOTH

MODULAR
CAFE

Modular Cafe

Modular Cafe

Modular Cafe

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MODULAR
Food & Beverage

MODULAR
FASHION

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RETAIL BOOTH

MODULAR
KIOSK

Type Product

Another Design

Another Design

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Detail Picture Product

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RETAIL BOOTH

MODULAR
KIOSK

Type Product

Another Design

Another Design

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Detail Picture Product

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VILLA
TYPE A

Villa | Front Side

Back Side

Living Room

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VILLA
TYPE B

Villa | Front Side

Back Side

Bed Room

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HOUSING
1 STOREY

Housing | Front Side

Living Room

Bed Room

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HOUSING
2 STOREY

Housing | Front Side

Front Side

Front Side

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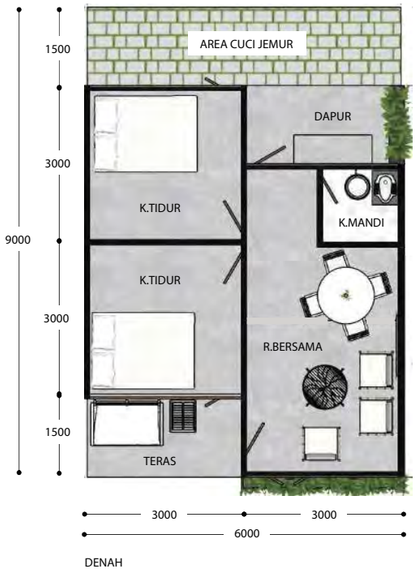
RESIDENTIAL

Environtment



DENAH

Floor Plan

Front Side

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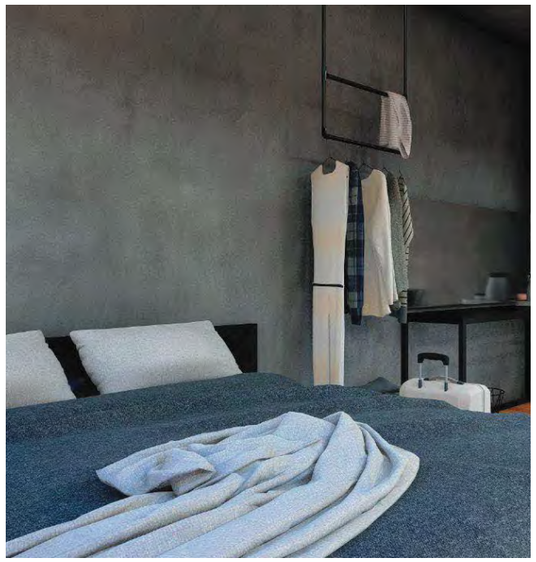
MOLA
MODULAR VILLA

MOLA | Front Side



Bed Room

Bath Room

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MOLA
MODULAR VILLA

MOLA | Interior Section

3D Isometric

Front Side

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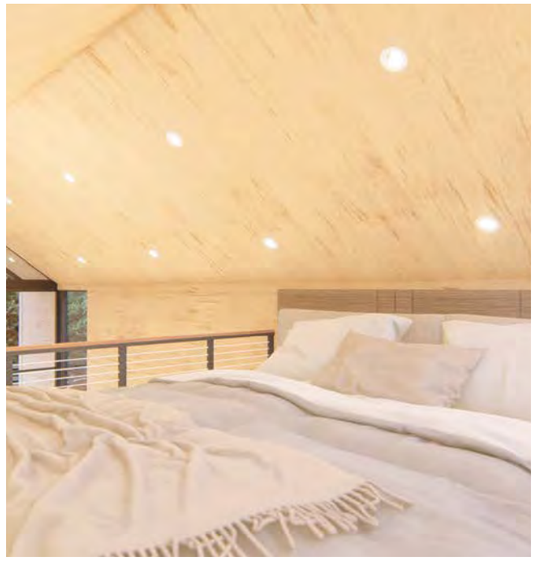
MICRO HOUSE
MODULAR LITE

Micro House | Front Side

Living Room



Bed Room

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MICRO HOUSE
MODULAR LITE

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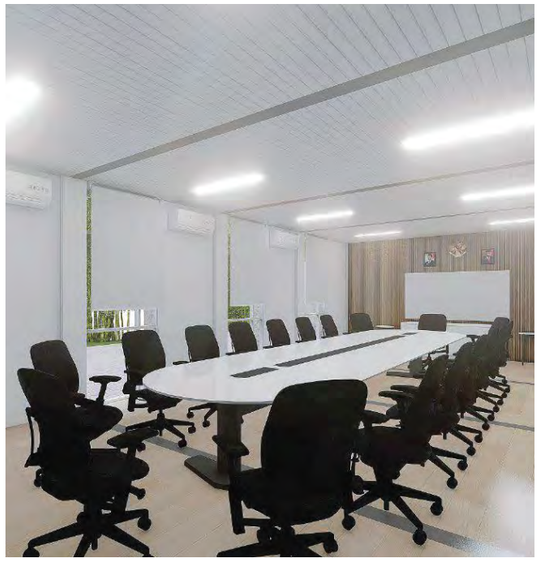
MULTIPURPOSE
BUILDING

Front Side

Lobby



Meeting Room

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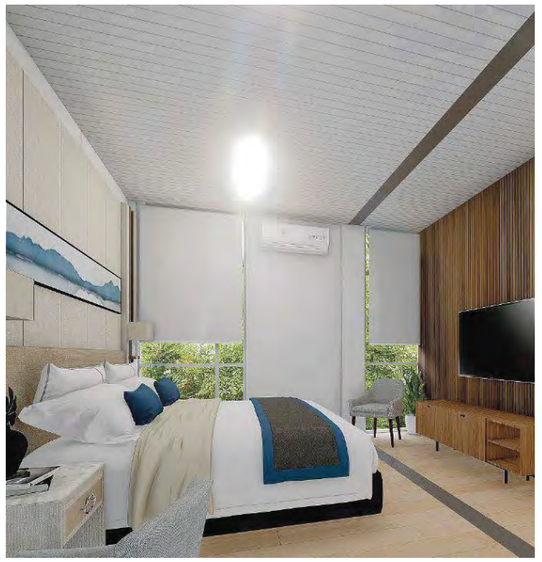
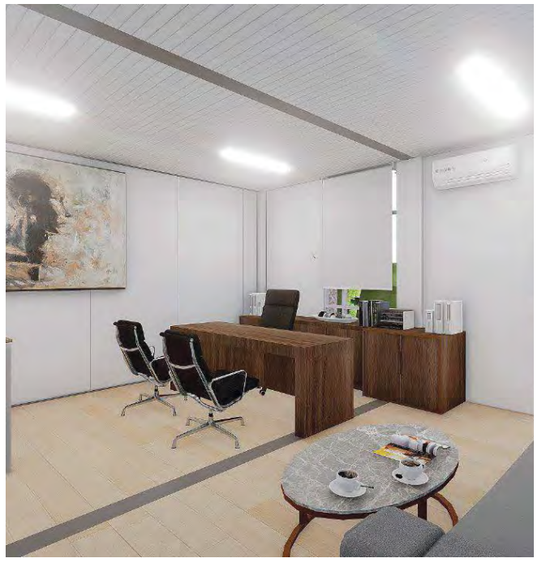
MULTIPURPOSE
BUILDING

Environtment



Bed Room



Work Space

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