

# //// TERRACO®

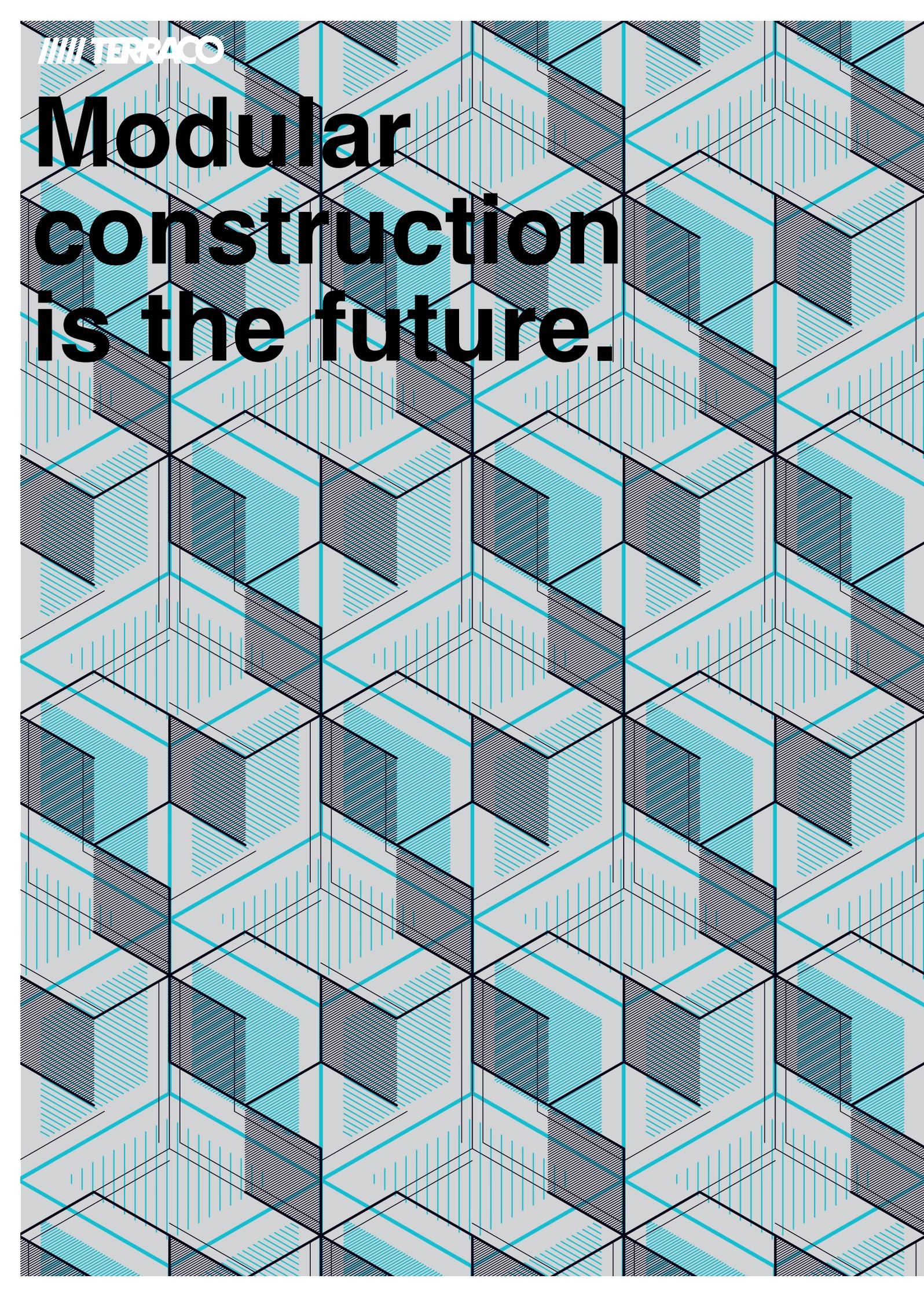


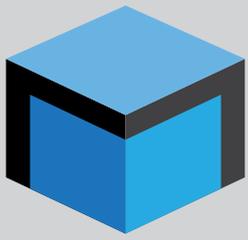
## Modular Construction

*The House of Scandinavian Finishing Materials*

////// TERRACO

# Modular construction is the future.





# Modular CONSTRUCTION SYSTEMS

With population growth and affordable housing continuing to be key considerations for many countries, an increasing number of residential architects, builders, and homeowners are turning to the benefits of modular building systems.

Modular building systems offer compelling benefits through time and cost saving as well as quality improvements. They are also considered to be one of the fastest growing construction methods in many parts of the world.

## What is Modular Construction?

It is the production of a prefabricated building that consists of repeated sections, called modules, made under factory controlled conditions, prior to transportation to site where it is assembled.

- Built in a factory
- Pre-engineered building units
- Transported to site and assembled
- Multiple modules can be added
- Multiple storeys can be added
- Interiors and exteriors can be designed as per requirements

## Where can Modular be used?

Many countries which face an "affordable home" shortage are already making headway into the world of precast / modular housing. In many instances, these types of homes can be erected in 2 to 3 days\*, which allows for accelerated innovation and increased home-ownership.

- Fully fitted kitchen and / or bathroom pods
- Staff living quarters and social areas
- Apartments and mixed use buildings
- Education facilities and student residences
- Modular homes
- Hotels / Hotel Rooms

Terraco offers products for modular construction which can be used with various building methods.

- Modular Steel Frame
- Modular Timber Frame and SIPS
- Lightweight Steel Frame (LSF)
- Insulated Concrete Forms (ICF)
- Cross Wall / Concrete Panel Structure

\* On site



## What Terraco offers

Product customisation is paramount when it comes to modular building system design requirements. This is where Terraco excels.

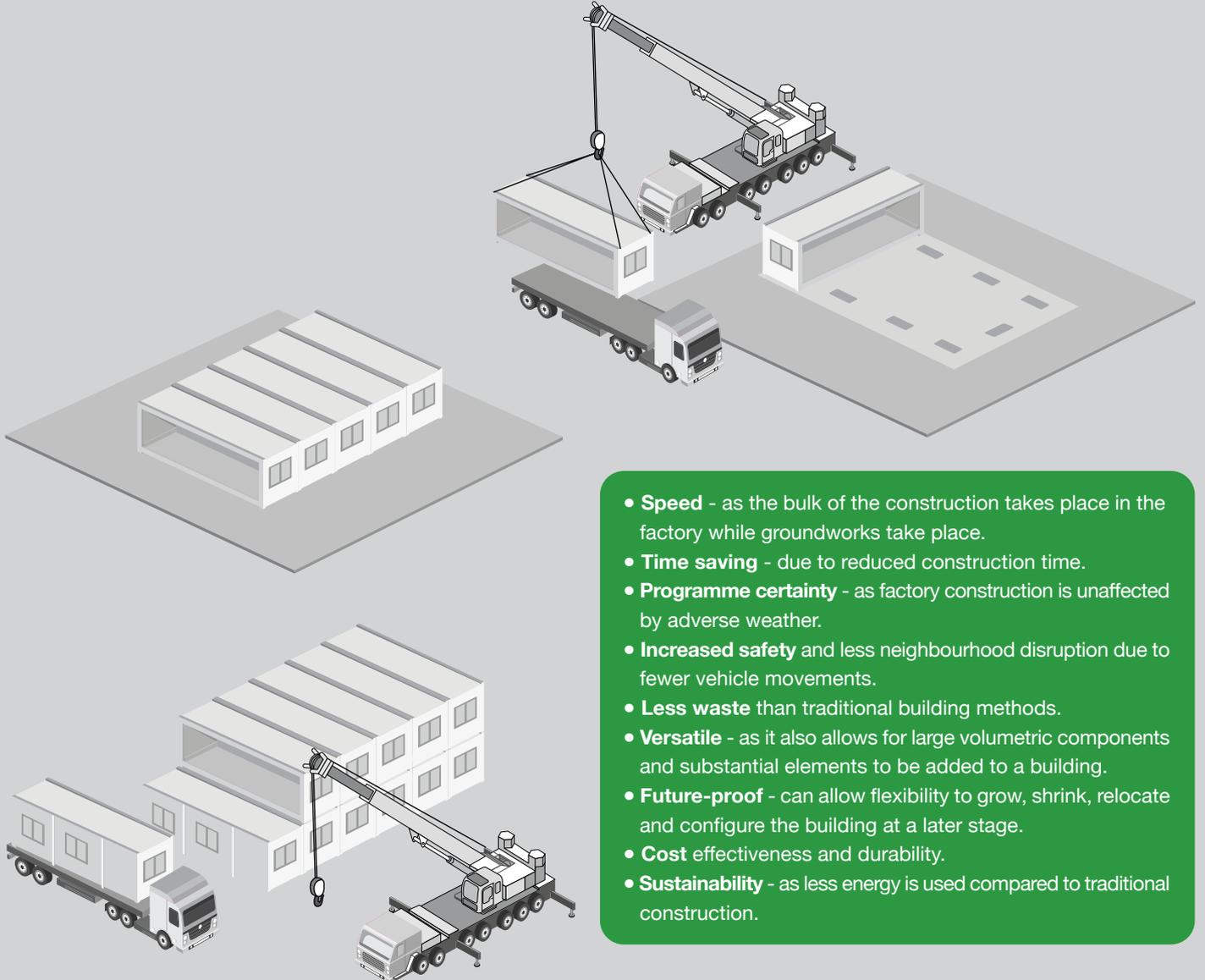
Terraco's Onsite Technical Service Teams provide tailor-made solutions for customers involved in modular building, tilt-up precast construction, fully fitted bathroom pods, containerised staff living quarters, apartments and mixed use buildings, educational sector and student residences, modular homes and more.

During the customisation phase, Terraco gives careful consideration to fire safety design aspects, detailing for seismic requirements, structural design elements, as well as Green building requirements.

Most of the interior products used are a part of the Terraco EcoLife range, which are free from Volatile Organic Compounds (VOCs), formaldehyde and other potentially harmful emissions.

Also, there is a large number of product systems offered by Terraco which can be tailored to meet factory requirements for finishing various areas of the modular building system being employed.

# Benefits OF MODULAR CONSTRUCTION



- **Speed** - as the bulk of the construction takes place in the factory while groundworks take place.
- **Time saving** - due to reduced construction time.
- **Programme certainty** - as factory construction is unaffected by adverse weather.
- **Increased safety** and less neighbourhood disruption due to fewer vehicle movements.
- **Less waste** than traditional building methods.
- **Versatile** - as it also allows for large volumetric components and substantial elements to be added to a building.
- **Future-proof** - can allow flexibility to grow, shrink, relocate and configure the building at a later stage.
- **Cost effectiveness and durability.**
- **Sustainability** - as less energy is used compared to traditional construction.

## MODULAR CONSTRUCTION SCHEDULE



## SITE BUILT CONSTRUCTION SCHEDULE



# Products FOR MODULAR CONSTRUCTION

## FACTORY BUILT / PREFABRICATED SYSTEMS

### Exterior Finishing

#### Waterproofing Products

- Custom designed acrylic and cementitious options
- Areas of use
  - Roofs: Flat roof areas
  - Balconies: Below tiles
  - Walls: Around openings – windows and doors



#### Surface Preparation Products

- Optimised acrylic and cementitious options
- Areas of use
  - Walls: For filling cracks
  - For levelling
  - For skimming



#### Decorative Finishes, including Primers

- High performance, crack resistant acrylic options
- Areas of use
  - Walls: Low profile coatings
  - Acrylic textured coatings
  - Stone coatings
  - Superior quality paints



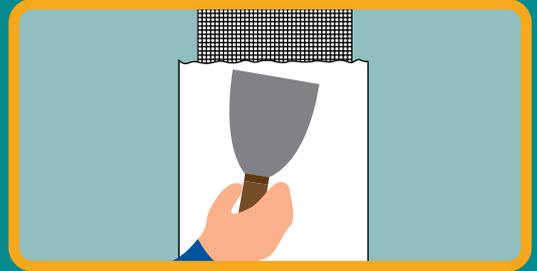
# Products FOR MODULAR CONSTRUCTION

## FACTORY BUILT / PREFABRICATED SYSTEMS

Interior Finishing (for floors, walls and ceilings)

### Board Jointing Products

For jointing sheathing boards, cement fibre boards, magnesium oxide boards, calcium silicate boards and exterior grade gypsum boards.

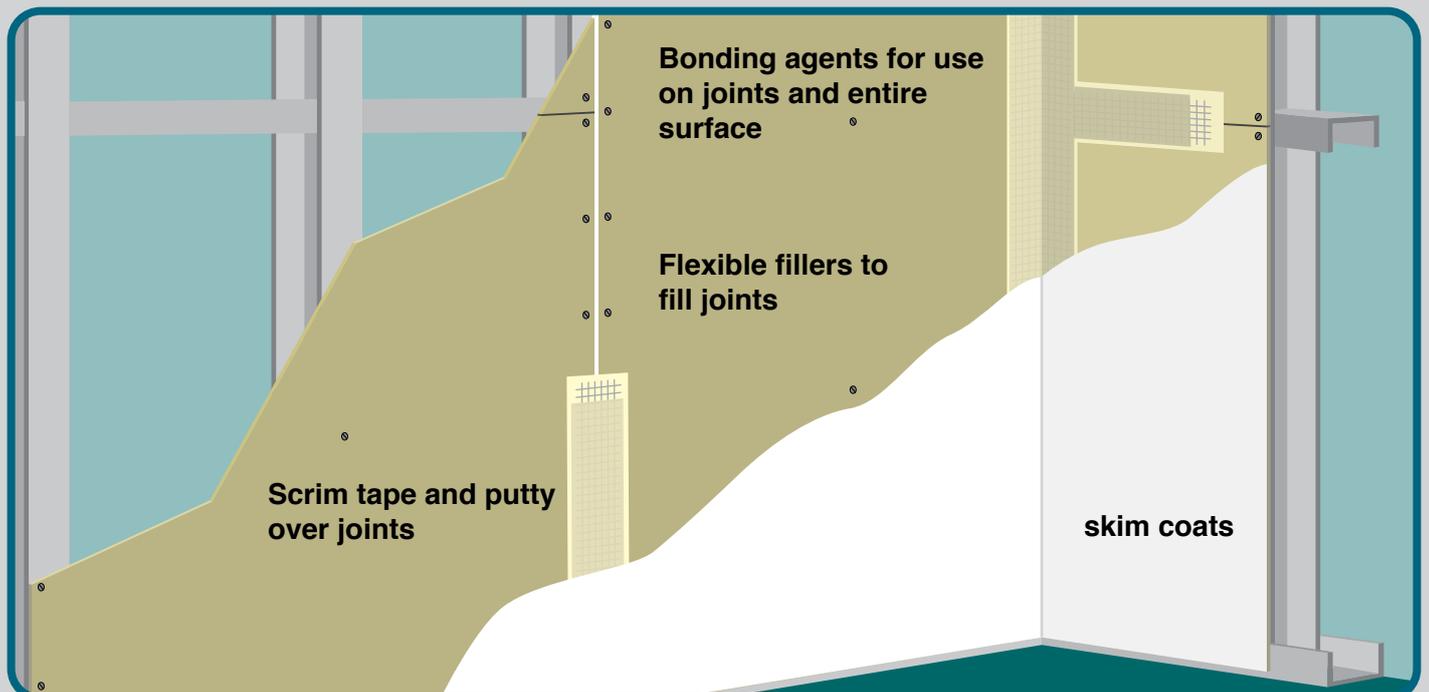


### Board Skimming Products

For skimming sheathing boards, cement fibre boards, magnesium oxide boards, calcium silicate boards and exterior grade gypsum boards.



## For Jointing and Skimming



# Products FOR MODULAR CONSTRUCTION

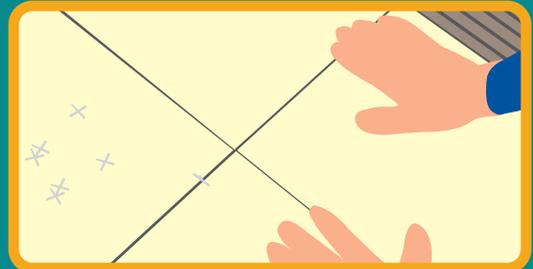
## Waterproofing Products

- Cementitious based options  
For below tiles in bathrooms, kitchens and wet areas.
- Acrylic based options  
For bathroom pods, showers and wet rooms.



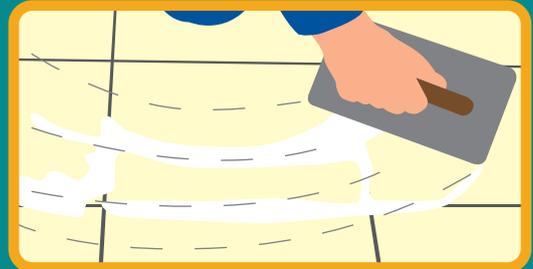
## Performance Tile Adhesives - C1 & C2 grades

Both ready-to-use acrylic based and dry powder, polymer-modified, cementitious-based, performance tiling products for walls and floors which are fast-setting, flexible and offer high adhesion.



## Performance Tiling Grouts - CG1 & CG2 grades

For colour-fast, mould resistant, performance tile grouts with normal or high strength options for both narrow and wide joints.



## Mastics

For jointing and filling gaps in kitchens, bathrooms, and fittings such as door / window openings / frames and skirting boards.



# Products FOR MODULAR CONSTRUCTION

## Primers and Bonding Agents

Purpose formulated primers - ideal for deep penetration, and bonding agents - ideal for bonding dusty surfaces, suitable for a wide variety of substrates.



## Water Based Paint Systems

Quality wall and ceiling paint systems which can be easily cleaned and provide long lasting durability.



## Acoustic Ceiling Products

High-performance, low VOC, non-combustible acoustic plasters for ceilings.

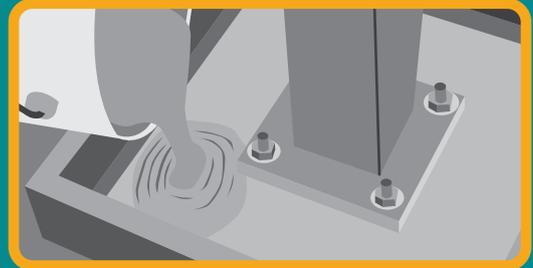


# Products FOR PRECAST CONSTRUCTION

## PRECAST CONSTRUCTION

### Non-shrink grouts

- Cementitious grades.
- For narrow void grouting, flow screeds and anchoring a wide variety of fixings.



### Mastics

- Acrylic based.
- For jointing and filling gaps.



### Concrete Repair Products

- Cementitious grade.
- High performance, shrinkage compensated, micro-concrete, medium build, high build, high strength, and fibre modified grades.



### Colour matching concrete

After the slabs are cast and de-shuttered, and before they are cured, a repair compound can be applied to fill any surface defects and voids. This can be a specifically matched colour, which will be a close match to precast colour, hence creating repairs that blend-in. The repair compound will then cure at the same time as the slab creating a much better precast finished product.



# Products FOR PRECAST CONSTRUCTION

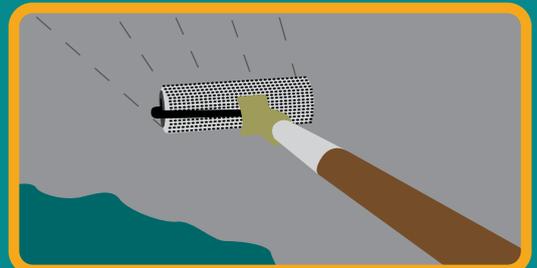
## Bonding Agents

Purpose formulated bonding agents - ideal for overcoming residual release agents on the surface of the precast panel.



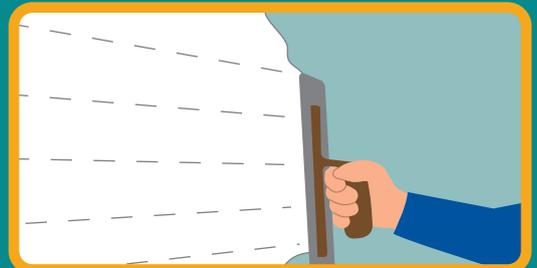
## Self-levelling Floor Screed Products

A functional range of high performance, self-levelling floor compounds used to create a flat and smooth surface prior to application of the final floor finishes, vinyl, tile, carpet or wood flooring finishes.



## Renderers (Cementitious and Acrylic based products)

- For internal walls and ceilings.
- Spray / manual thin coat applications.
- Applied as a basecoat and a finishcoat, with the option to apply a final coat of texture, or leave as is, to apply ceiling paint (as no primer is needed).



## Skimming and Finishing Products

For Interior Finishing

- Cementitious based skimcoat + decorative paint.
- Ready-mixed skimcoat + decorative paint.

For Exterior Finishing

- Cementitious skimcoat + decorative textured coating or stone finish coating.



## Other products

Waterproofing products for flat areas and under tile balconies, kitchens, bathrooms and wet areas, performance tile adhesives and grouts, and numerous other Terraco products are suitable for use in precast construction during the finishing stages.

**For  
innovative,  
customised,  
sustainable  
product solutions.**



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Technical Data Sheets and Material Safety Data Sheets are available from your Terraco representative or on [www.terraco.com](http://www.terraco.com). Although every precaution has been taken to ensure the accuracy of the colours and textures represented herein they should be considered indicative. Products containing natural aggregates may be susceptible to colour variation and we recommend that you order sufficient quantity for the complete project at one time. Terraco does not warrant the accuracy of the information provided herein and all information is subject to change without notice.

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