

# myfab

**PT. Solusi Multiguna Prima**

#1 in Indonesia

Sustainable Prebuilt Building Technology

***100% Karya Anak Bangsa***

Product Knowledge (November 2021)

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**Office 1**

Centennial Tower, level  
29 Unit D-E, Jl. Jendral  
Gatot Subroto No.27,  
Setiabudi, South Jakarta.

**Office 2**

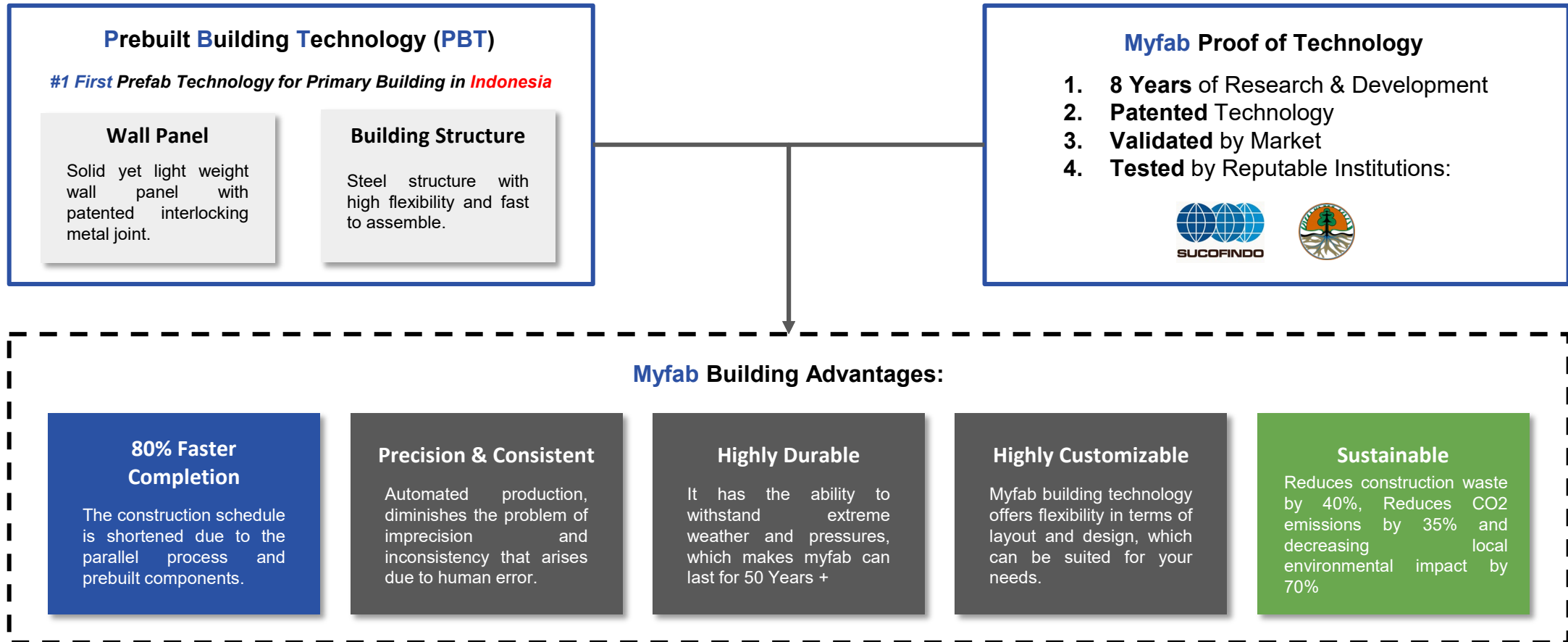
Jl. Raya Kby. Lama  
No.8<sup>a</sup>, Grogol Utara,  
Kebayoran Lama, South  
Jakarta.

**Factory 1**

Industrial Estate Delta  
Silicon 5 Blok G1 28L,  
Lippo Cikarang, Cikarang  
Pusat, Bekasi.

**Built different.**

## Disruptive Patented Technology in Construction & Building Material Industry



# Pain Points of Brick & Conventional Panel Wall



## Uneven Surface

Highly dependent on worker's skill during cement plaster process



## Constant Cracks

Due to inconsistent cement mix ratio and plaster process



## Water Leaks

Due to inconsistent cement mix ratio and plaster process



**Problems with  
Traditional Brick  
Wall**



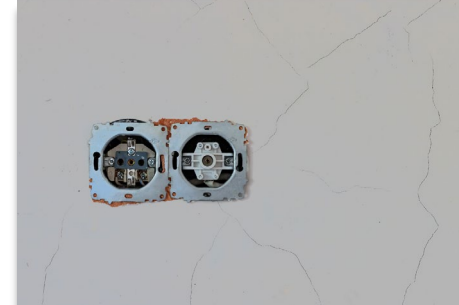
## Constant Crack on Panel Joint

Weak joint panel system



## Limited Design Option

Has limited building layout and design option



## Hard MEP Installation

Not designed for easy MEP Installation



**Problems with  
Conventional Panel  
Wall**

# Myfab Value Proposition

Disruptive **Sustainable**  
**Technology** in Construction &  
Building Material Industry

## Myfab Patented Technology

Myfab technology is pure our  
invention with Intellectual  
Proprietary right.  
*#karyaanakbangsa*



### No Cracks & Water leaks

**Patented** interlocking metal joint  
panel technology



### Smooth & Flat Surface

Without the need of Plaster &  
Grout.



### Solid yet Lightweight

Myfab disruptive panel mixture  
formula



### Design Flexibility

Flexible Layout, Design & various  
finishing options.



### Easy MEP Installation

**Patented** built-in pipe panel  
feature



### Good Sound Insulation

Can be applied for residential,  
hotel and apartment

# Types of Prefab in Indonesia

## Container



- New / Refurbished containers turned into functional building
- Can expand vertical and horizontally per module

**Hollow Feel & Not Customizable**

## Light Steel Structure



- Use light steel structure (0,75mm) with screw joint system
- Filled empty or with glasswool or rockwool, outer surface use gypsum or silicate board.

**Hollow Feel & Not Customizable**

## Sandwich Panel



- Panel outer surface use 0,4 steel and plastic finishing.
- Filled with glasswool, rockwool, or EPS Styrofoam

**Hollow Feel & Not Customizable**

## Precast Panel



- Use wiremesh steel as the panel structure
- Cast system filled with concrete (+/- K-350)

**Too Heavy and suited for High-rise**

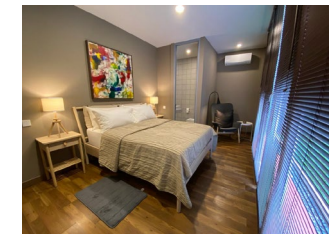


**Solid Feel yet Lightweight**

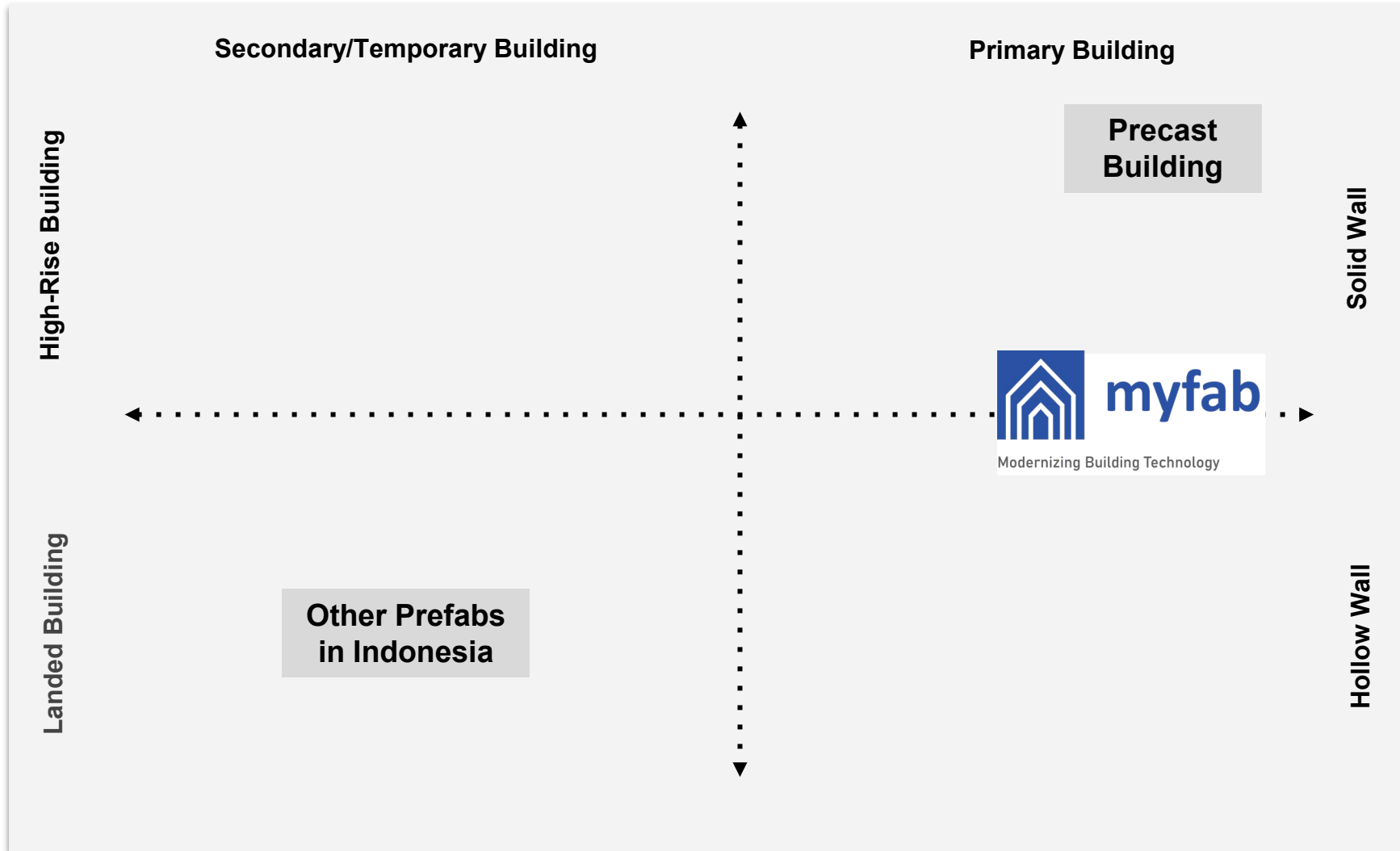
**Highly Customizable**

**Highly Durable**

**Sustainable**



# Myfab Product Positioning Map



## Key Points:

### #1 Prefab for Primary Building

Myfab is the first prefab building in Indonesia that is designed and engineered for Primary Building from landed to high-rise building.

### Broad Application

Myfab panel can be used for Residential and Commercial Building from Low-Rise to High-Rise building.

### Rooted to the Asian Market

Myfab is the first prefab building in Indonesia that has been adapted to the characteristics of Indonesian and Asian market.

# Myfab Panel Product Illustration

## Product – Market Fit Strategy

Western Modern Prefab Technology



Asia's Conventional Building



## Myfab Panel Filling the Prefab Market Gap

Sandwich Panel

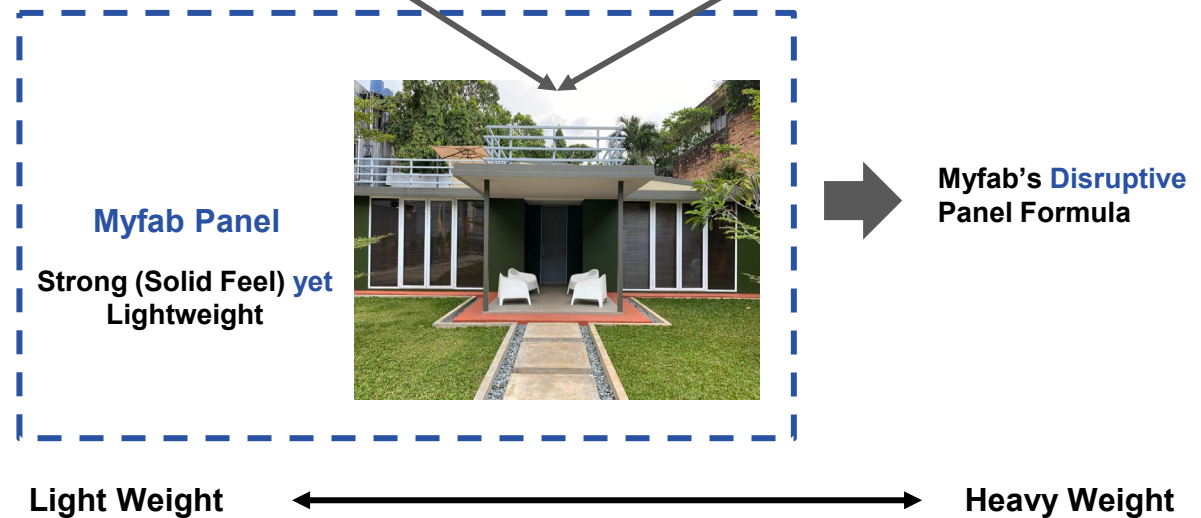


Light but not Durable

Precast Panel



Strong but too heavy



# Myfab Building Process

Less than 60 Days to Build

80% Faster Compared with Conventional Building (10 Months to Build)

Building Frame Fabrication

Panel Fabrication

\*House Type 72 m2 (2 Story)

Building Foundation

Building Frame  
Assembly

Panel Installation

Finishing

15 Days



5 Days



15 Days



25 Days





# Myfab Panel Specification

## Myfab Panel Material

Panel Mixture : Modified Concrete  
Panel Frame : Steel  
Panel Joint : Interlocking System

*\* No more Plaster & Grout required / Tidak perlu plester & acian.*

## Myfab Panel Diameter

Height : 240cm & 300cm  
Width : 60cm  
Thickness : 6cm & 10cm

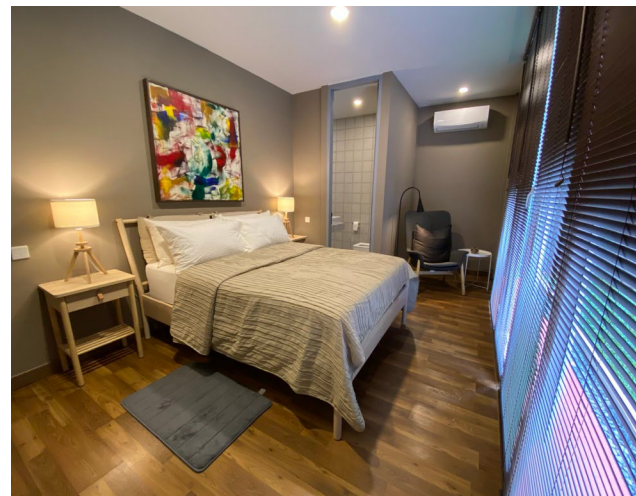
*\*Available customized panel for building layout requirement.*

Test	Panel 6cm	Panel 10cm
Compressive Strength	7,36 N/mm <sup>2</sup>	(On Process)
Flexural Strength	3,49 N/mm <sup>2</sup>	(On Process)
Sound Insulation	42 dB	(On Process)
Fire Rating	120 Minutes	(On Process)









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#### Office

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#### Factory 1

Industrial Estate Delta Silicon 5  
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#### Social Media



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Built different.