

FAQs

1. What is modular construction?

Modular buildings and modular homes are sectional prefabricated buildings, or houses, that consist of multiple sections called modules. 'Modular construction' is a term used to describe the use of factory-produced pre-engineered building units that are delivered to site and assembled as large volumetric components or as substantial elements of a building.

2. Write down 5 major Advantages of modular construction.

- Rapid installation on site (6-8 units per day)
- High level of quality control in factory production
- Low self weight leading to foundation savings
- Suitable for projects with site constraints and where methods of working require more off-site manufacture.
- Economy of scale through repetitive manufacture
- Improves air quality

3. Write down the different Types of Modules.

- 4 sided module
- Partially open module
- Open sided or corner supported module.

4. What are the general design considerations of modular construction.

- **Dimensional planning**
- **Stability and structural integrity**
- **Service interfaces**
- **Acoustic performance**
- **Fire safety.**

5. List down the disadvantages of modular construction.

- Volumetric: Modular building sections take up a lot of space.
- Flexibility: Modulesize can be limited, affecting room sizes.
- Market acceptance
- Relocatable and dismountable is a negative stigma
- Anything assembled can be disassembled, which means the structural integrity is questionable, at least in laymen terms.
- Fear that anything that's cheaper / faster than conventional methods might be compromising on quality.