

RESIDENTIAL · COMMERCIAL · INDUSTRIAL

THE DEVELOPMENT MODELS

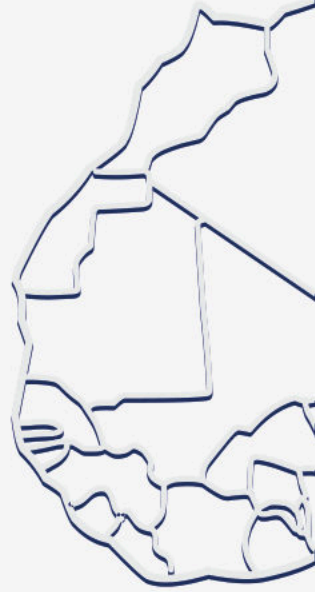
BUILT FASTER. BUILT BETTER. BUILT TO LAST.

PPVC · PRECAST MANUFACTURING · SOUTH AFRICA



PRECAST AFRICA
VOLUMETRIC BUILDING SYSTEMS

Welcome to **PRECAST AFRICA**

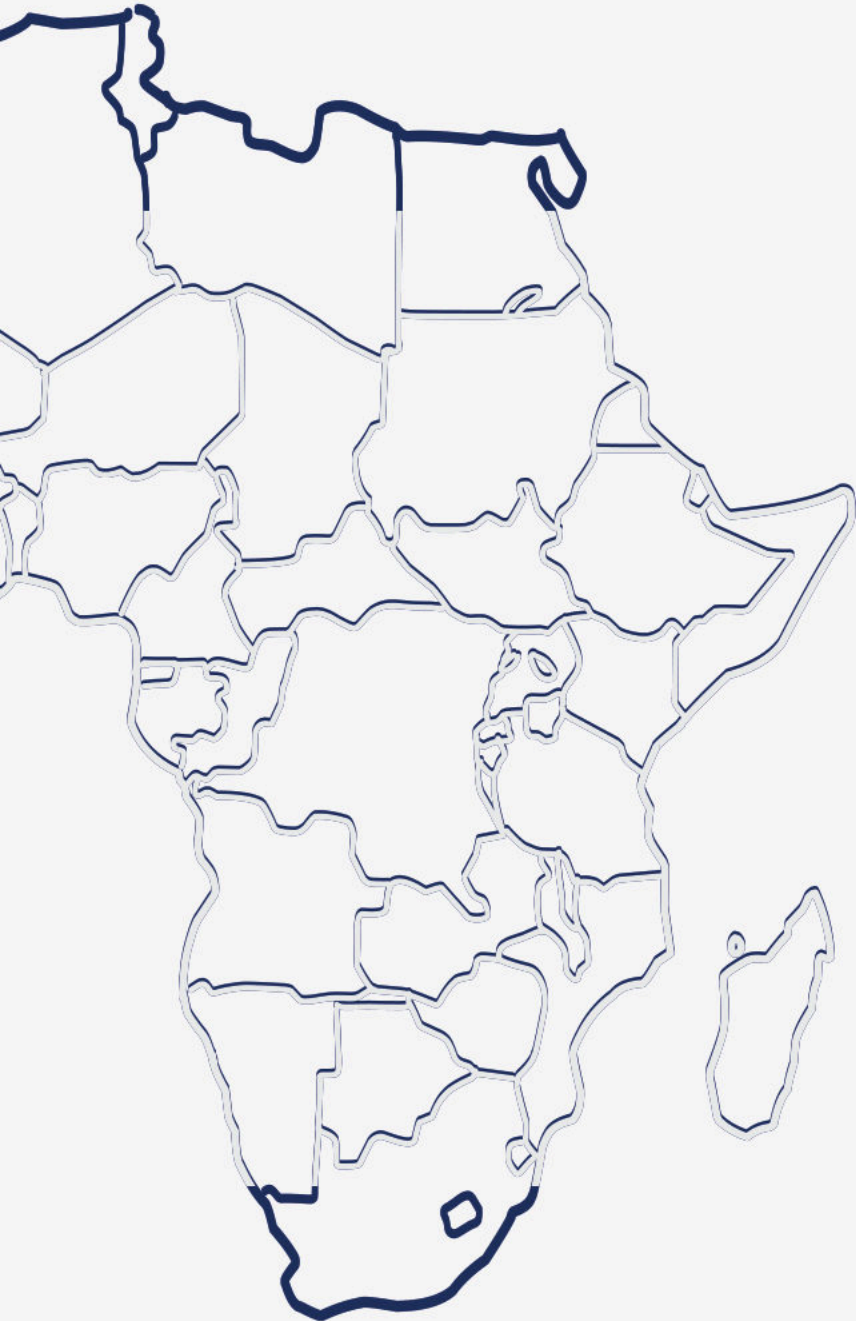


PRECAST AFRICA

TRANSFORMING CONSTRUCTION ACROSS AFRICA

Precast Africa is a South African precast manufacturing and industrialised-construction company. We cast complete reinforced-concrete room modules — prefabricated prefinished volumetric construction (PPVC) — under factory control, install and test their first-fix services indoors, then deliver and crane them into place through one accountable team.

PRECAST MANUFACTURING FOR THE CONTINENT **THAT NEEDS IT MOST.**





**COMPLETE SPACES,
CAST WHOLE.**

OVERVIEW

A WHOLE COMMUNITY, FROM ONE FACTORY.

Precast Africa plans, manufactures and delivers every precinct of an integrated development. Every building comes off the same volumetric precast line, and the water, energy and landscape that serve them are planned into the same masterplan, under one programme and one accountable team.



THE RANGE

ONE BUILDING SYSTEM. ENDLESS DEVELOPMENT POSSIBILITIES.

A housing scheme is one home, repeated. Precast Africa moves that repeatable part into a factory. Each room is cast as one reinforced-concrete volume, four walls and a roof with no joint between them. Plumbing and electrical first fix are installed and tested before the module leaves. One accountable team delivers it, cranes it onto the foundation and connects it.

[PRECASTAFRICA.COM](https://www.precast-africa.com)



RESIDENTIAL

- 01 Low- & medium-rise estates
- 02 Multi-storey walk-up apartments
- 03 Student accommodation
- 04 FLISP, social & affordable housing
- 05 Luxury residential

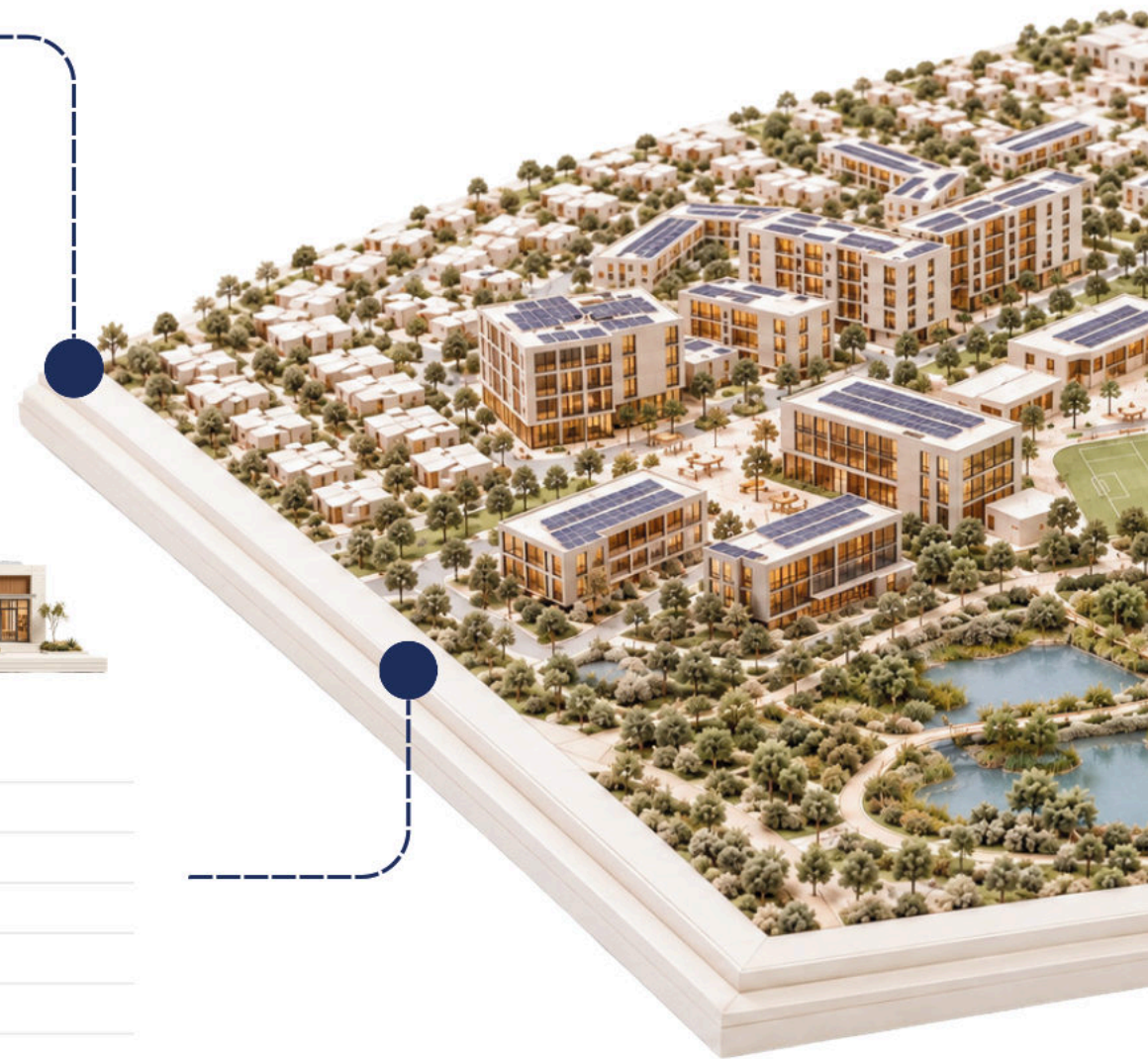
[View Models](#)



COMMERCIAL

- 06 Office blocks
- 07 Hospitals and clinics
- 08 Schools
- 09 Shopping centres
- 10 Guardhouses
- 11 Mixed-use developments

[View Models](#)





INDUSTRIAL

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- 14 Workforce accommodation
- 15 Site offices and accommodation
- 16 Change houses and ablutions
- 17 Plant rooms and substations

[View Models](#)



SUSTAINABLE INTEGRATIONS

[View Models](#)

- A On-site water & wastewater treatment
- B Solar energy & on-site storage
- C Alternative building methods
- D On-site waste management & recycling
- E Urban agriculture



PPVC · PRECAST MANUFACTURING · SOUTH AFRICA

RESIDENTIAL MODELS

01



Five ways to build homes with one volumetric precast system — from subsidy-linked housing to architect-led homes. Each model is a different arrangement of the same factory-made module, configured for its market.

5

MODELS

1+

BEDROOMS

19-95_{M²}

SIZE RANGE

1

MODULE FAMILY

THE RANGE

FIVE MODELS, ONE MODULE FAMILY.



01

Low- & medium-rise estates

±55-95 M² HOMES

Phased estate developers.

[VIEW](#)



02

Walk-up apartments

±35-70 M² HOMES

Density schemes for rental and sale.

[VIEW](#)



03

Student accommodation

19M² EN-SUITE ROOMS

Universities and residence operators.

[VIEW](#)



04

FLISP, social & affordable housing

±38-75 M² HOMES

FLISP, public-sector and subsidy-linked programmes.

[VIEW](#)

RESIDENTIAL MODELS · 5 TYPES

Five residential models on one module family, each summarised overleaf with its zone, key figures and what it gets right. Full module bills are in the Residential Models brochure.



05

Luxury residential

95 M² HOMES

Private clients and their
architects.

VIEW





01

ESTATE HOMES

ZONE 03 · TOWNHOUSES

PHASE ONE, REPEATED EXACTLY.

Two- and three-bedroom homes cast, serviced and inspected in the factory, so an estate releases phase by phase on one module family and later phases inherit the tolerance the first one proved.

1

STOREY

55-95M²

PER HOME

3-5

MODULES PER HOME

WHAT IT GETS RIGHT

Later phases inherit the first · Release at the pace of sales · A consistent site programme · One street, one standard

05



02

WALK-UP APARTMENTS

ZONE 04 · APARTMENT PRECINCT

FOUR HOMES TO A LANDING.

One, two and three-bedroom homes stacked four to a landing around one stair core. Layouts are fixed at design freeze, so the block that arrives on site is the block that was priced.

3+

STOREYS

35-70M²

PER HOME

2-4

MODULES PER HOME

WHAT IT GETS RIGHT

One core, one grid · Mix changes without re-engineering · A balcony for every home · Priced at design freeze

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03

STUDENT RESIDENCES

ZONE 04 · APARTMENT PRECINCT

BEDS BEFORE REGISTRATION.

En-suite rooms cast, serviced and inspected in the factory, so a residence is one production run, handed over before students arrive rather than during their first term.

3-4

STOREYS

19M²

EN-SUITE ROOM

1

MODULE PER ROOM

WHAT IT GETS RIGHT

Handed over before registration · Bathrooms off the site · Built for annual turnover · Solid walls between rooms

05



04

SOCIAL & AFFORDABLE

ZONE 02 · FULL-TITLE HOMES

HOUSING, ON THE RECORD.

One, two and three-bedroom homes procured as one production run, with cost settled at design freeze and a production and installation record for every module the programme pays for.

1

STOREY

38-75M²

PER HOME

2-4

MODULES PER HOME

WHAT IT GETS RIGHT

Cost settled before production · A record for every module · Volume without drift · Dignity that lasts

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05

LUXURY RESIDENTIAL

ZONE 02 · FULL-TITLE HOMES

ARCHITECTURE, CAST TO TOLERANCE.

Architect-led homes cast whole in steel moulds, with openings cast rather than cut, on a programme that runs factory and site side by side. Plan, cladding and glazing are set per site.

2

STOREYS

95M²

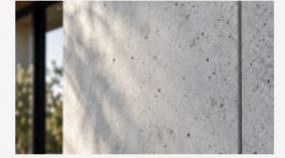
PER HOME

5

MODULES PER HOME

WHAT IT GETS RIGHT

Factory tolerance · Openings cast, not cut · A compressed programme · The specification survives





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COMMERCIAL MODELS

02



Six ways to build for work, care, learning and trade with one volumetric precast system — from a single guardhouse to a clinic. Each model is a repeatable room, configured for its use.

6

MODELS

1-6

STOREYS

19-245_{M²}

SPACE RANGE

1

MODULE FAMILY

THE RANGE

SIX MODELS, ONE MODULE FAMILY.



01

Office blocks

2-6 STOREY OFFICES

Landlords and owner-occupiers.

VIEW



02

Hospitals and clinics

20 M² CONSULTING ROOMS

Health departments and private operators.

VIEW



03

Schools

59M² CLASSROOMS

Education departments and independent schools.

VIEW



04

Shopping centres

26-103 M² LINE SHOPS

Neighbourhood and convenience centre developers.

VIEW

COMMERCIAL MODELS · 6 TYPES

Six commercial models on one module family: offices, clinics, schools, shopping centres, guardhouses and mixed-use buildings, each summarised on the pages that follow.



05-06

Guardhouses & mixed-use

19-40 M² GUARDHOUSES

Estate and campus developers.

[VIEW](#)





COMMERCIAL · 01

Office blocks

ZONE 05 · MIXED-USE CENTRE

FLOORPLATES, FINISHED BEFORE FIT-OUT.

Office buildings assembled from one module family on a grid that repeats floor to floor — services, ceilings and finishes completed in the factory, so a tenant's fit-out starts against a finished shell.

2-6

STOREYS

103M²

OPEN-PLAN BAY

245M²

TYPICAL FLOORPLATE

MODULE BILL

8 wide + 2 standard modules per floorplate

WHAT IT GETS RIGHT

A shell date you can let against · Fit-out against a finished floor · The floorplate repeats · Cool, quiet floors



COMMERCIAL · 02

Hospitals and clinics

ZONE 06 · CIVIC & RECREATION

CLINICAL ROOMS, FINISHED OFF SITE.

Wards, consulting rooms and wet cores finished, tested and recorded in the factory, then installed as complete rooms — keeping the wet trades, and their variability, off a site where care has to carry on.

1-3

STOREYS

20M²

CONSULTING ROOM

59M²

WARD

MODULE BILL

4 standard + 1 wet-core per consulting suite

WHAT IT GETS RIGHT

Wet trades off a live site · Services routed once · A record for every room · Surfaces that clean down



COMMERCIAL · 03

Schools

ZONE 06 · CIVIC & RECREATION

CLASSROOMS, DELIVERED TO TERM DATES.

Classroom blocks, ablutions and administration buildings cast, fitted and inspected in the factory — so a campus is procured as one production run and handed over in the holiday it was promised for.

1-3

STOREYS

59M²

STANDARD CLASSROOM

3

BLOCK TYPES

MODULE BILL

3 standard modules per classroom

WHAT IT GETS RIGHT

Delivered in the holiday · Wet trades off the site · Built for hard use · Cool, quiet rooms



COMMERCIAL · 04

Shopping centres

ZONE 05 · MIXED-USE CENTRE

LINE SHOPS, HANDED OVER ON THE DATE.

Neighbourhood and convenience centres with line shops cast on a repeating bay — so the shell handover date is fixed at design freeze, and every tenant's fit-out programme can be priced against it.

1-2

STOREYS

51M²

LINE SHOP

26-103M²

SHOP RANGE

MODULE BILL

2 wide modules per line shop

WHAT IT GETS RIGHT

Shell dates set at design freeze · Tenant fit-out on its own programme · Anchors stay flexible · Units combine and split



COMMERCIAL · 05

Guardhouses

ZONE 01 · SECURITY GATE PRECINCT

ONE LIFT, ONE FINISHED GUARDHOUSE.

The smallest complete building the system makes. Glazing, ablution, power and data are installed and tested indoors; the module arrives finished, is craned into position in a single visit and commissioned the same day.

1-2

MODULES

19-40M²

PER FACILITY

1

CRANE VISIT

MODULE BILL

1 standard + 1 half module

WHAT IT GETS RIGHT

Installed in one visit · Commissioned the same day · A post people can stay at · Solid where it matters



COMMERCIAL · 06

Mixed-use developments

ZONE 05 · MIXED-USE CENTRE

HOMES ABOVE, THE STREET BELOW.

Standardised residential modules stacked over a conventional podium. The apartments are cast, fitted and inspected in the factory while the podium is built on site — and the ground floor stays free for retail, office or community use.

3

RESIDENTIAL STOREYS

55M²

TWO-BEDROOM HOME

3

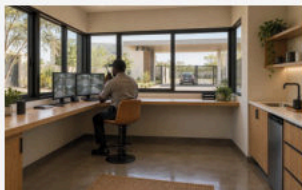
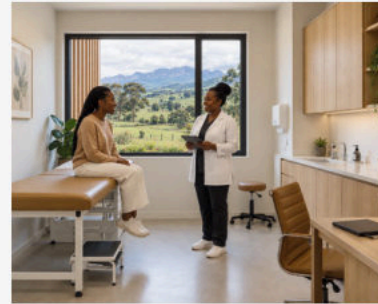
MODULES PER HOME

MODULE BILL

2 standard + 1 wet-core per home, plus stair core

WHAT IT GETS RIGHT

A clear line between systems · Built in parallel · Separation from the street · Services that transfer cleanly





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INDUSTRIAL MODELS

03



Six ways to put permanent concrete rooms where industry works — offices, crib rooms, change houses and plant rooms built beside the operation, not in its way.

6

MODELS

1

MODULE FAMILY

1-3

STOREYS

10-77_{M²}

ROOM RANGE

RESIDENTIAL COMMERCIAL INDUSTRIAL



**Permanent rooms
where industry works**

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THE RANGE

SIX MODELS, ONE MODULE FAMILY.



01

Warehousing

39 M² OFFICE BAYS

Logistics developers and owner-operators.

[VIEW](#)



02

Manufacturing & light industrial

51 M² QC ROOMS

Plants working to shutdown windows.

[VIEW](#)



03-04

Workforce housing

20M² SLEEPING ROOMS

Mines, contractors and remote operations.

[VIEW](#)



05-06

Change houses & plant rooms

10-77 M² ROOMS

Mines, utilities and process plants.

[VIEW](#)



05

Luxury residential

95 M² HOMES

Private clients and their
architects.

VIEW





ARTIST'S IMPRESSION

INDUSTRIAL · 01

Warehousing and distribution

ZONE 08 · URBAN AGRICULTURE

THE SHELL STAYS STEEL. THE ROOMS ARRIVE FINISHED.

Offices, ablutions, control rooms and gatehouses cast, fitted and inspected in the factory while the portal frame goes up — then set against the shell as complete rooms, so the slowest trades never sit on the critical path.

1-2

STOREYS

39M²

OFFICE BAY

4

ROOM TYPES

MODULE BILL

4 standard + 1 wide + 1 wet-core per office-wing level

WHAT IT GETS RIGHT

Built beside the frame, not after it · The shell stays a shell · Wet trades in the factory · Rooms that can be added



ARTIST'S IMPRESSION

INDUSTRIAL · 02

Manufacturing and light industrial

ZONE 09 · ON-SITE WATER TREATMENT

INSTALLED IN THE SHUTDOWN, OCCUPIED THE SAME WEEK.

Quality-control rooms, supervisor offices, tool stores and crib rooms cast, fitted and inspected in the factory — then placed inside or alongside a working plant in a planned shutdown window.

1-2

STOREYS

26M²

SUPERVISOR OFFICE

51M²

QC ROOM

MODULE BILL

2 standard + 2 wide per two-storey support block

WHAT IT GETS RIGHT

Placed in a planned window · No trades on a live floor · Quiet rooms in loud buildings · Moved when the line moves



INDUSTRIAL · 03

Workforce accommodation

ZONE 04 · APARTMENT PRECINCT

A VILLAGE, NOT A CAMP.

Sleeping rooms, ablutions, kitchens and recreation buildings cast, fitted and inspected in the factory from one module family — permanent concrete accommodation still in good condition when the operation is in its second decade.

1-3

STOREYS

20M²

SLEEPING ROOM

4

BUILDING TYPES

MODULE BILL

10 standard + 2 wet-core per residence-block level

WHAT IT GETS RIGHT

Condition that lasts · Built for remote sites · Rest between shifts · Grows with the workforce



INDUSTRIAL · 04

Site offices and accommodation

ZONE 01 · SECURITY GATE PRECINCT

PERMANENT ROOMS, FOR TEMPORARY SITES.

Site offices, ablution blocks and crew accommodation cast in concrete rather than assembled from containers — quieter, cooler and rated for repeated lifts. When a project closes out, the modules move to the next one.

1-2

STOREYS

19-60M²

PER FACILITY

1-4

MODULES PER FACILITY

MODULE BILL

2 standard + 1 wet-core per site office

WHAT IT GETS RIGHT

Rated for repeated lifts · Cooler than a container · Quieter on a loud site · An asset, not a write-off



INDUSTRIAL · 05

Change houses and ablutions

ZONE 06 · CIVIC & RECREATION

WET WORKS, TESTED BEFORE THEY TRAVEL.

Showers, lockers, drainage and ventilation built and pressure-tested under factory control, then installed as complete rooms at shaft or plant entry — ready for the full shift at every change.

1

STOREY

45M²

CHANGE BAY

2

MODULE SIZES

MODULE BILL

4 wet-core + 4 wide per four-bay change house

WHAT IT GETS RIGHT

Tested under factory control · Throughput at the change · Wet rooms that stay dry · Built for daily hard use



INDUSTRIAL · 06

Plant rooms and substations

ZONE 10 · SOLAR ENERGY

A SEALED ROOM, CAST TO THE DRAWINGS.

Substations, pump houses, generator enclosures and process plant rooms as monolithic concrete boxes — fire-resistant, secure and acoustically dense by material, with plinths, cable entries and ventilation cast in.

1

STOREY

10-77M²

PER ENCLOSURE

3

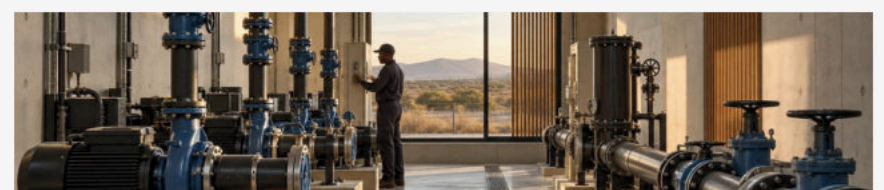
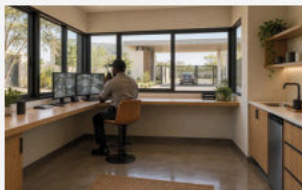
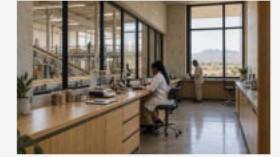
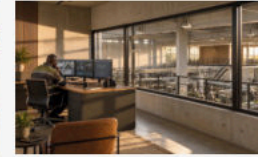
MODULE SIZES

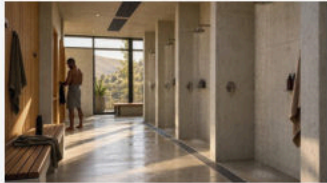
MODULE BILL

3 wide modules per switchgear room

WHAT IT GETS RIGHT

Dimensionally exact · Fire-resistant by material · Secure and sealed · Quiet by mass





An aerial photograph of a modern, sustainable housing development. In the foreground, there are two large, circular, dark-colored water features with radial patterns on their lids, surrounded by lush greenery and gravel paths. To the left, a rectangular green roof structure is visible. In the middle ground, a small, white, rectangular building with a flat roof and vertical wooden slats on its side stands among trees. The background shows a row of white, two-story houses with solar panels on their roofs, set against a backdrop of rolling hills and mountains under a warm, golden light.

LESS WASTE. LESS CARBON. MORE HOMES.

Sustainability is embedded across the Precast Africa system — in material choices, production control, product durability and business governance — not bolted on afterwards.

SUSTAINABILITY



WATER

Rainwater harvesting, greywater recovery and nature-based filtration.



ENERGY

Rooftop photovoltaics with storage and shared distribution.



WASTE

Separation at source, with organic fractions composted on site.



AGRICULTURE

Greenhouses, raised beds and orchards inside the development.



LIVING

ALTERNATIVE BUILDING METHODS
& SUSTAINABLE DESIGN



INTEGRATED DEVELOPMENT

A settlement that services itself.

[Read More](#)

Precast Africa plans, manufactures and delivers every precinct of an integrated development – full-title homes, townhouses, apartments, the mixed-use centre and the civic buildings between them – with water, energy and landscape planned into the same masterplan, under one programme and one accountable team.

40%

MANPOWER AND TIME SAVINGS,
UP TO · SINGAPORE PPVC
BENCHMARK, NOT OUR RESULT

1

POUR PER MODULE · FOUR
WALLS AND ROOF CAST AS
ONE VOLUME

A1-A3

EMBODIED CARBON TO BE
MEASURED AND RECORDED
FOR EVERY MODULE

LESS

REDUCED NOISE, DUST,
TRAFFIC AND DISRUPTION ON
SITE

START A PROJECT — CONTACT

HAVE A PROJECT IN MIND?

Bring us a room schedule and a programme. We will tell you plainly whether industrialised delivery improves it, and what it would take to prove that on your scheme.

[Start Project](#)





BUILT FASTER. BUILT BETTER. BUILT TO LAST.

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