

CIBIS Nine at CIBIS Park
Jakarta, Indonesia



Completion Date
2016

Owner
PT BHUMYAMCA SEKAWAN

Architect
BROADWAY MALYAN & ARKONIN

Engineer
**TAYLOR THOMSON
 WHITTING INDONESIA,
 PT. GEORGE FLOTH INDONESIA**

Contractor
PT WASKITA KARYA, TBK

Products
**CONCENTRATE,
 PATCH'N PLUG**

After Xypex repairs were made to basement Level B2 and B3



Top: before repairs
 Bottom: after Xypex application

Completed in 2016, CIBIS NINE is a 125m tall office tower located in Cilandak, South Jakarta, Indonesia. The building is part of the CIBIS Park Complex which will ultimately consist of seven office towers, two apartment blocks, a child care centre, structured parking, a sports field, plus retail and F&B facilities.

On completion of CIBIS NINE, there were immediate waterproofing problems evident, with water entering the second and third levels of basement parking. As a result of failed water-stop installations in construction joints, unrepaired cracks and honeycombed concrete as well as the influence of a high water table plus frequent, high intensity rain storms, water intrusion resulted in the 3rd level basement being almost constantly unusable. Several repair products / methods had been tried, including polyurethane injection, but all had failed to resolve the many waterproofing issues.

Xypex **Concentrate** and **Patch'n Plug** were ultimately chosen to meet the challenges of CIBIS Nine, so, standard Xypex crack, construction joint and honeycombing repairs were carried out using Patch'n Plug at the slabs and walls of basement levels 2 & 3, followed by the application of Xypex Concentrate throughout level 3 basement slab area.

The CIBIS Nine project has been a success for PT. Struktur Pintar Indonesia and applying **Xypex's crystalline technology** has resulted in the successful resolution of all leaks, even against the high external hydrostatic pressures. Twenty eight days after application, the

Xypex Concentrate coating was removed, leaving the pavement with a uniform colour (a specific requirement of the owner.) This was possible because, although Xypex Concentrate is applied as a 'coating', it actually can be more correctly described as a 'chemical transfer medium', from which the proprietary Xypex catalytic crystalline chemicals diffuse into the concrete to react with the various by-products of cement hydration to form the non-soluble Xypex crystalline structure which waterproofs and protects the concrete. It should also be noted that after a specified period of time, the Xypex Concentrate material can be removed (if required) from the treated area, with no effect upon the waterproofing performance of the treatment.

Throughout the repair works at CIBIS Nine, PT. Struktur Pintar Indonesia repaired approximately 1,500 lineal meters of cracks and construction joints at Level B2 and B3, as well as treating and sealing 14,000 m² of mostly Level B3 basement slab with Xypex Concentrate. Since completion, no water leakages have occurred and both level 2 and level 3 basement carparks are now in continuous use.

