

Underground Parkade Repair for Growthpoint Properties Ltd.

Johannesburg, South Africa (2020)

PRODUCT USED:

Krytol® Leak Repair System

OWNER:

Growthpoint Properties Ltd.

DISTRIBUTOR:

Sanika Waterproofing Specialists

BACKGROUND

According to their website, Growthpoint Properties Ltd. has a commitment to creating workspaces that positively affect the environment and the physical and mental health of the people within it. It's an upstanding goal, and it's one that the company has put in good effort to follow. After all, within the past four years or so, Growthpoint Properties Ltd. has won over 20 awards for their work from organizations such as the Green Building Council South Africa, South African Property Owners Association, and Inspiring Workplaces.

At the same time, their hard work has also allowed them to grow enough to be the largest property investment holding company found on the Johannesburg Stock Exchange.

Having provided this value to a number of retail, commercial office, and industrial properties for years now, they knew how important it was to uphold their commitment. That's why they also knew they needed to respond when one of their properties experienced water ingress in four of its underground parkades. Unfortunately, as the water coming in to the area was excessive, the concrete structure had suffered some deterioration and some of the contents within the parkades had been damaged.

SOLUTION

To reverse as much of the structural damage as possible and provide future protection to the property and its tenants, Growthpoint Properties Ltd. decided to fully waterproof all affected areas from their underside. Doing so would help the property last for years while also allowing the company to make repairs without having to disturb tenants or wait for them to leave. Instead, they could start repairs right away, accelerating the worksite schedule and allowing building activities to go on as usual.

However, before they could start, they needed the right waterproofing solution that matched their commitment to not harm the environment or people within it, and they needed the right technological support to keep the worksite quick and productive.



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Luckily, they had chosen to work with Sanika Waterproofing Specialists. As a team experienced in all things concrete waterproofing, Sanika Waterproofing Specialists were able to point Growthpoint Properties Ltd. to Kryton's Leak Repair System.

With this system at hand, the repair team would be able to apply a number of environmentally friendly solutions, including Krytol T1®, a crystalline slurry that contains Krytol® technology with no volatile organic compounds. As a result, the team would be able to safely do their work without worrying about the application negatively affecting the surrounding environment and people.

Then, once applied, the treatment would chemically react to the presence of water and unhydrated cement particles. This reaction would create insoluble needle-shaped crystals that would interlock with one another to fill in the concrete's capillary pores and micro-cracks. In turn, they would fill up and block any pathways for water and waterborne contaminants. These crystals wouldn't be used up during this process either. They'd become dormant instead, remaining inactive in the concrete until moisture entered the area again. That way, the underground parkades will have permanent waterproofing, preventing future water issues.

When put into practice, this plan turned out to be highly effective. One of Growthpoint Properties Ltd.'s employees in the office sector, Steven Cookson, was especially appreciative of the work, noting how Sanika Waterproofing Specialists had been very knowledgeable, friendly, and professional. They were able to provide positive feedback and communication, paving the way for an obstacle-free work process.

Adding to that, Cookson stated:

Before Sanika began with the remedial work on my buildings, I used to dread the rain. The product has definitely proven itself this far as it has stayed strong during the rains we have had recently.

Continuing that line of thought, Cookson said that for anyone with similar water ingress issues, he would definitely recommend the Sanika Waterproofing Specialists. With both the technological knowledge necessary to manage the situation and Kryton's time-proven Leak Repair System, they are able to repair water ingress with effectively permanent waterproofing.

