



SIKA AT WORK

TIJANI UKAY RESIDENTIAL
PROPERTY DEVELOPMENT,
KUALA LUMPUR, MALAYSIA

ROOFING: Sikalastic®

BUILDING TRUST



SIKA'S DURABLE ROOFING SOLUTIONS

Nestled amongst the lush greenery of Ukay North in Ampang, Tijani Ukay is a gated and guarded residential enclave featuring 118 units of zero-lot bungalows.

PROJECT DESCRIPTION

Completed in December 2015, Tijani Ukay is a residential complex of 118 luxurious bungalow units surrounded by lush greenery and tranquil ponds in Ampang, Kuala Lumpur. The bungalows range between 353 and 455 m²

Symphony Life Bhd (formerly known as Bolton Bhd), a specialist in Property development, proclaims: "There is an emerging trend of buyers who appreciate living in low-density, zero-lot bungalows with the additional security of living within a gated community."

PROJECT REQUIREMENTS

In this project, a total area of 18.000 m² roof needs to be waterproofed in October 2014. It required an easy-to-apply elastic solution with high aesthetic and sustainable value as waterproofing for the main roofs and roof terraces of each of the 188 bungalow units.

A challenge for this project was achieving a cost-effective yet highly aesthetic coating. LAM (liquid applied membrane) roofing systems offered a wide range of colors and was able to meet architectural and aesthetic requirements.

Two particular components of the project were the roof slope and terraces, for which a seamless waterproofing system was highly recommended. A minimum 3% slope degree was permitted to use a water-based polyurethane-modified acrylic solution.



SIKA SOLUTIONS

Sikalastic®-560 CET® is a one-component polyurethane modified acrylic system and is both economical and eco-friendly based on Sika Co-Elastic Technology (CET).

Sikalastic®-560 benefits of:

- 1) Ready-to-use
- 2) Seamless
- 3) Highly elastic
- 4) UV resistance for exposed roofs
- 5) Singapore Green Label was well appreciated especially on this generation of development projects.

The build-up of one coat of primer Sikalastic®-560 (diluted with 10% water) and two coats of Sikalastic®-560 partially reinforced by Sika Reemat Premium, a non-woven glass fiber mat, permits a 10-year lifespan of durability.

Both components combined provide a sustainable and suitable waterproofing solution.



ARCHITECTURAL ROOF AT TIJANI UKAY



PROJECT PARTICIPANTS

Property developer: Symphony Life Bhd (formerly known as Bolton Bhd)

Architect: Almaz Architect

Contractor: Power Venture Sdn Bhd

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