

# Oracle Broadbeach Apartments

## Gold Coast, Queensland, Australia

### INSTALLER/APPLICATOR

- BAT Tiling - Caboolture, Queensland, Australia

### GENERAL CONTRACTORS:

- Niecon Developments Pty Ltd. - Gold Coast, Queensland, Australia

### ARCHITECT:

- Niecon Developments Pty Ltd. - Gold Coast, Queensland, Australia

### PRODUCT FEATURED:

- ARDEX WPM 002 Superflex Bathroom and Balcony Two Part Under Tile Waterproofing Membrane
- ARDEX WPM 155 Undertile PU Acrylic Hybrid Membrane
- ARDEX Multiprime Water-Based Primer
- ARDEX Abacrete Bonding Agent (for Use with Sand / Cement Screeds and Renders)
- ARDEX Abaflex Premium Polymer Modified Flexible Tile Adhesive
- ARDEX X 10 Flexible Non Slump Wall and Floor Tile Adhesive
- ARDEX White Grout Fine Textured Wall Tile Grout
- ARDEX Wide Joint Grout White
- ARDEX FG 8 Flexible colored grout (for tile joints 1 to 8 mm wide)
- ARDEX DS 40 Impact Sound Reduction and Decoupling Systems
- ARDEX AF 266 Outdoor Grass Carpet Adhesive

### CHALLENGES:

- One 40 level and one 50 level tower
- Mixed use development
- Multiple tile applications

### PROBLEM/SITUATION:

As part of a redevelopment plan to turn Broadhead Beach into a high-end 'live-work-play' destination, an \$850 million investment was provided to build two modern towers, the Oracle Broadbeach Apartments. Niecon Developments specified ARDEX products as the solution to this challenge. In doing so, they received complete peace of mind knowing ARDEX tile adhesives are high quality products compatible with marble, vitrified and ceramic tile.



The Oracle Beach Apartments consisted of a 40 and a 50 level tower. The two towers were new construction and tile was to be used throughout the majority of the interior spaces. The building consisted of residential, retail and office space. Reliable tile and water-proofing systems were needed to prohibit any water leakage in the towers that cause damage.

### SOLUTION:

BAT Tiling worked with ARDEX Australia to offer a SYSTEMARDEX solution. SYSTEMARDEX is a complete regiment of high quality, compatible tiling, flooring and waterproofing products matched with unparalleled technical and field support. Each SYSTEMARDEX product is engineered through meticulous research and developed with feedback from contractors, specifiers, manufacturers and clients. Because of this thorough process, ARDEX customers have full confidence in the quality and end results of SYSTEMARDEX products.

Starting with one of the markets fastest drying acrylic membranes, installers applied ARDEX WPM 002 Superflex Bathroom and Balcony Two Part Waterproofing Membrane where needed. ARDEX WPM 002 specifically addresses internal moisture issues under tiles. Because ARDEX WPM 002 is microfiber reinforced, a reinforcing mat is not needed.

In non-exposed permanent immersion areas, ARDEX WPM 155 Undertile PU Acrylic Hybrid Membrane was applied. This water-based, polyurethane-acrylic waterproofing membrane was developed for internal and external wet areas for high performance under tile waterproofing. continued on next page



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Once the waterproofing membrane was sufficiently dry, screeds were placed throughout the building. To ensure the screeds would have strong bonds, high shears and tensile strengths, ARDEX Abacrete Bonding Agent was added. ARDEX Abacrete is a non-toxic liquid polymer additive designed specifically for use with screeds and renders. This additive also improves water resistance in the flooring.

To ensure the tile adhesives would bond appropriately to the substrates, ARDEX Multiprime Water-Based Primer was recommended. ARDEX Multiprime is easy to apply using a sponge, brush or roller. This process saves time and creates a strong bond between the screed and adhesive.



Where necessary, ARDEX Abaflex Premium Polymer Modified Flexible Tile Adhesive was applied, and ARDEX DS 40 Impact Sound Reduction and Decoupling system was placed. ARDEX Abaflex's eight-hour cure time allows contractors to quickly move forward with the project. ARDEX Abaflex is a good choice because of its flexibility in accommodating cracks (up to .9 mm) created by building movement. ARDEX DS 40 enhanced the luxury of the multipurpose building by reducing impact noise transfer from tenants above. ARDEX DS 40 acoustic mats are pre-cut for easy application and can be placed over various substrates. ARDEX DS 40 can also be directly tiled over using an ARDEX tile adhesive.

To accommodate the variety of tiles used in the building, ARDEX X 10 Flexible Non Slump Wall and Floor Tile Adhesive was recommended. ARDEX X 10 is a polymer modified, cement-based wall and floor tile adhesive created with mastic properties ideal for all tile types. The mastic properties prevent sagging and movement in flooring and wall tile installation, maintaining the level of quality required by general contractors.

Once tiles were placed, ARDEX grouts were used as the final step. Where pigmented grout was required, ARDEX FG 8 Flexible Colored Grout for Tile Joints 1 to 8 mm wide was used. ARDEX FG 8 may be used on floors and walls and is easy to apply using a rubber trowel. Because it contains anti-mold agents and water repellents, the appearance and overall cleanliness of the rooms is easily maintained. ARDEX FG 8 also cures to a smooth finish reducing the amount of trapped dirt and airborne contaminants.

ARDEX Fine Textured Wall Tile Grout was placed in areas that required white grout with a joint size from 1 to 3 mm. This standard grade compressed grout was designed specifically for use on walls, and is an economical choice for ceramic and porcelain tiles. This helps reduce the cost of the project when a specialty grout is not necessary.

Wherever a wider joint width occurred, ARDEX Wide Joint Sanded Cement-Based Grout was applied. This grout is shrink-resistant, and is especially suited for wider joints ranging from 5 to 15 mm. It can be used for floor or wall applications, around swimming pools and showers, and is available in a range of colors.

For all carpeted areas, ARDEX AF 266 Outdoor Carpet Adhesive was recommended. This water-based adhesive has a low odor, so it is ideal for indoor use. ARDEX recommended this product, because it is resistant to the frequent, commercial grade cleaning expected in a luxury multi-purpose high rise.

Each of the products used for this project are part of the SYSTEMARDEX solution. With SYSTEMARDEX, not only are they receiving products that have been manufactured and tested to ARDEX procedures in accordance with Quality System Standard ISO 9001, but they are also warrantied for 10 years. With SYSTEMARDEX warranty and quality assurance, specifiers, contractors and building owners have complete peace of mind knowing that installation was done right the first time, and will withstand heavy use.



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