

Broadbeach, Gold Coast

Waterproofing a new basement storage area

The property is the last one in a line of units, all built over a basement car-parking area. The owners wanted to convert the basement storage area into a 'granny flat' and Newton System 500 was installed internally to treat water ingress.



Data File

Overview

Property Type Residential
Project Type Extension

Products used

- Newton System 500
- Newton Basedrain
- Newton Floordrain

Key project factors

- Units build over basement car parking
- External treatment not possible
- Localised flooding in the area

Contractor

- Wetlock Waterproofing

Distributor

- Bayset Pty Ltd

Project Description

The property is the last one in a line of units, all built over a basement car-parking area. This is the only one with a small basement storage area attached to the car-park area, and is accessible from both the front and rear of the property. The owners wished to convert the area to utilise it as a stand-alone granny-flat.

The area was originally intended as a garage/storage area only, and it was known that the basement walls were not waterproofed at all and experienced substantial water ingress. The new purpose required the area to be completely dry and suitable as a habitable space.

Newton System 500 Cavity Drain Waterproofing was specified internally as it was not possible to waterproof from the outside. Newton System 500 provided the highest level of waterproofing with minimal surface preparation.

Methodology & Result

The builder coordinated the cutting and forming of the Newton Basedrain channels as directed by Wetlock Waterproofing, and Wetlock undertook all Newton System 500 installation works including applying Newton cavity drain membranes to all internal walls.

It was found that the existing blockwork walls were not corefilled with concrete, but had in fact been filled with sand and soil that had collapsed into the cavities over the last 35 or so years. Wetlock removed as much of this as possible, and then used their concrete grout pump to fill the bricks with a flow-fill cementitious grout.

With recent heavy downpours and localised flooding in the area this wet season there have been no reports of further leaking. Newton System 500 successfully manages and removes all ingressing water to safe drainage.