

High-performance Solutions for a Vertical Garden City Azabudai Hills Complex, Tokyo, Japan

Concrete & Waterproofing

Sika@Work



BUILDING TRUST



Project description

Azabudai Hills is a visionary mixed-use development in the heart of Tokyo's Minato district. After more than 30 years of planning, the project opened in 2023 as a new urban landmark, combining offices, residences, retail, leisure and green spaces within one "city-within-a-city". The centerpiece is the 330-meter Mori JP Tower – the tallest building in Japan – surrounded by extensive public gardens covering 24,000 m². The complex can accommodate 20,000 workers, 3,500 residents and is expected to welcome 30 million visitors each year. Developed by Mori Building Co., Ltd., Azabudai Hills represents a new standard for sustainable urban living, using 100% renewable energy and integrating extensive landscaping and energy-saving systems.

Project requirements

Building one of the world's most advanced high-rise complexes in a seismically active city posed exceptional challenges. The structures needed to meet Japan's strict earthquake-resistance standards and maintain durability under Tokyo's humid, urban climate. In addition, the developer sought solutions that would support faster, safer construction and long-term sustainability. The concrete required high strength, pumpability and workability to form the building's massive concrete-filled steel tubes, while all external areas demanded watertight, long-lasting sealing systems. Mori Building selected Sika because of its proven expertise in Japan and the superior performance of its admixture and waterproofing technologies.

Sika solutions

Sika supplied high-performance concrete admixtures from the Sika® ViscoCrete® range, allowing precise control of the mix design and the production of ultra-strong concrete with excellent flow characteristics. This made it possible to pump concrete to great heights while reducing water content and improving strength-to-weight ratio – key factors in achieving seismic stiffness. Sealants from the Hamatite® product range were used to ensure durable joint sealing across façades and movement joints. For terraces and balconies, a Dyflex® liquid-applied waterproofing membrane was chosen for its fast, safe application and minimal waste. Together, these systems delivered a reliable, high-performance envelope that supports the project's structural and sustainability goals. Mori Building's structural design team praised the admixtures for enabling stiffer, stronger concrete that met the highest safety specifications.



Project participants	
Project owner / Developer	Mori Building Co., Ltd.
Architects	Pelli Clarke & Partners; Heatherwick Studio
Main contractors	Shimizu Corporation, Sumitomo Mitsui Construction Co., Ltd., Obayashi Corporation
Sika Organization	McConnell Dowell Philippines Inc.



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