




## Concreat Holdings Success Story – Solid Cement Plant

### *Turning Waste into Asset Protection: How TTI Filtration Achieved a 10x Reduction in Maintenance Costs at Concreat Holdings (DMCI Group)*

#### Company Profile

On December 2, 2024, the Consunji Group, through DMCI, Dacon and Semirara Mining acquired Cemex Holdings Philippines, Inc. (CHP), marking its expansion into the cement manufacturing industry. Now Concreat Holdings Philippines, Inc., it operates as part of the DMCI Group, alongside other companies engaged in construction, real estate, mining, and power generation.

#### Executive Summary

- **The Problem:** Concreat Holdings, operating in the Philippines' harsh cement environment, faced excessive OPEX and equipment risk due to oil rapidly contaminated by abrasive cement dust and corrosive carbonic acid.
- **The Solution:** Implementation of a total contamination control solution by Jonathan P. Beldad – the lubrication specialist of 2Complitz Lubrication Solutions – TTI Exclusive Distributor, featuring the TTI 10 GPM filter cart and TitanBlock Power Breathers.
  - **Elements:** PowerGuard Spin-On Elements were specified, utilizing Dual Phase microglass 1-micron absolute media
  - **Micron Ratings:** Beta 2000 and Beta 4000 from 1, 3, 6, 10, 25, and 25CWA were available for targeted contamination removal. The high beta ratings indicate high filtration efficiency.
  - **Moisture Control/Breathing:** TTI TitanBlock Power Breather - Retro-fit cartridges for Air Sentry Guardian Breathers were installed.
    - This component prevents external airborne contaminants (like cement dust) and moisture (which forms carbonic acid) from entering the system's reservoir as the fluid level fluctuates.
- **The Result:**  Monitoring the TTI Solution with action task of Oil Analysis. Oil change intervals were extended by ten times longer, delivering verifiable annual savings and ensuring the long-term reliability of critical, capital-intensive machinery.





## The Core Conclusion

The problem—rapid oil contamination by **cement dust** and **carbonic acid**—was fundamentally an issue of contamination control failure, leading to accelerated wear and costly, frequent oil changes.

The 2Complitz/TTI solution, championed by Jonathan P Beldad, provided a comprehensive and highly effective correction:

- **1st Line of Defense (Exclusion):** Installation of TTI TitanBlock Power Breathers stopped new cement dust (particulate) and moisture (which forms carbonic acid) from entering the equipment reservoirs.
- **2nd Line of Defense (Removal):** Deployment of a TTI 10 GPM Filter Cart with high-efficiency PowerGuard elements actively cleaned the in-service oil, removing existing contaminants and polishing the oil to a high cleanliness standard.
- **The Result:** The combined strategy yielded a 10x increase in oil change intervals. This dramatically reduced operational expenses (oil purchases, disposal fees, and labor) and, most importantly, extended the life of critical equipment by eliminating the root cause of abrasive and corrosive wear.



This case serves as a powerful demonstration that investing in precision filtration equipment delivers a swift and substantial **Return on Investment (ROI)** in challenging industrial environments.

## Leveraging the Success

Thank you for the help and support to **Engr. Ambrocio Zacarias (Predictive Maintenance Leader)**, **Engr. Gem Ace Peñaada (Lubrication Supervisor)** and **Delmar Ola-a (Purchasing Buyer)** in establishing this success story are highly valuable because they provide:

1. **Quantifiable ROI:** The 10x oil life extension is a concrete metric that justifies the investment in TTI products across the entire Concreat Holdings/DMCI Group fleet.
2. **Validated Data:** The results confirm that TTI's specifications (e.g., Dual Phase Microglass, Power Gel) effectively counteract the most destructive contaminants in the cement environment (cement dust and carbonic acid).
3. **Cross-Discipline Buy-in:** The collaboration between Financial Approval/Lubrication and Predictive Maintenance is the foundation of a world-class reliability program, ensuring that filtration practices (Lubrication) are continuously validated by oil analysis data (Predictive Maintenance).

*Date Established: October 31, 2025*