



奧迪美®

SC228

SKIMCOAT

HIGH STRENGTH SMOOTHING MORTAR FOR CONCRETE, RENDER, DRYWALL AND BLOCKWALL

PRODUCT DESCRIPTION

OPTIMIX SC228 SKIMCOAT is a high strength water-resistant cement-based and polymer-modified surface smoothing mortar to receive coatings. Based on high purity graded fillers and fine sands. **OPTIMIX SC228** is designed to achieve a smooth, slightly-textured strong and durable finish ideal for painting. Compatible with all emulsion paints and decorative coatings, **OPTIMIX SC228** is easy to apply by machine spraying or hand trowelling. Available in white and grey colour.



TYPICAL USAGE

- Smoothing layer on concrete or rendered surface
- Suitable for use with precast dry wall or lightweight block wall surface
- For interior and exterior applications onto walls and ceilings

FEATURES AND BENEFITS

- Consistent, Cost-Effective & Easy to Use
- Good Bonding to Substrate
- Water and Mould Resistant
- Excellent Masking Ability
- Extremely Low VOC
- Trowellable and Sprayable
- Excellent Polished Finish
- Complies with the relevant parts of ASD General Specification cl18.61 (2022) including BS8481 & EN13914

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TECHNICAL DATA

Product Characteristics	OPTIMIX SC228
Compressive Strength at 28 days	> 15 MPa
Flexural Strength at 28 days	> 5 MPa
Tensile Adhesive Strength at 28 days (Initial)	> 1.5 MPa
Tensile Adhesive Strength at 28 days (Water Immersion)	> 1.5 MPa
Tensile Adhesive Strength at 28 days (Heat Aging)	> 1.5 MPa
Tensile Adhesive Strength at 28 days (Freeze-Thaw Cycles)	> 1.5 MPa
Water Retentivity	~ 100 %
Shrinkage (Coutinho Ring)	No Cracks
Mould Resistance	No Growth
Thickness per Coat	3 – 8 mm

Note: The above are typical laboratory test results and can vary slightly depending on the ambient and substrate conditions during application.

Environmental Data	
Volatile Organic Compounds (VOC)	≤ 10 g/L
Potential BEAM points	Product is manufactured within 800km of Hong Kong project sites
Packaging Composition	Paper bags incorporating 40% recycled paper

Packaging & Yield	
Wet Density	1,750 kg/m ³
Water Demand	9.0 – 11.0 L
Coverage	1.5 kg/mm/m ²
Packaging (per bag)	40 kg
Shelf Life	12 months

Note: The above are approximate figures and take no account of wastage of any kind.



TESTING METHODS	
Compressive and Flexural Strengths	BS EN 1015 - 11
Tensile Adhesion Strength	BS EN 1015 - 12
Water Retentivity	BS 4551
Shrinkage (Coutinho Ring)	HKHA MTS Spec. Part D. Cl. 2.1.6
Mould Resistance	HKHA Spec. FIN5. M1010. A(2).d and B(2).d
VOC Content	USEPA Method 24

Note: The tests were performed according to the national standard or in-house modifications of the corresponding testing procedures.



INSTALLATION GUIDE

(Refer to Method Statement for more details)

SURFACE PREPARATION

Surfaces should be smooth and free from protrusions that cannot easily be covered in 1 or 2 coats. Burrs and ridges can be struck off with the edge of a trowel or carefully tapped down.

Surface should be clean and free from loose or unsound materials, oil, grease and other contaminants. It is recommended to clean the substrate with water jet to remove dust and loose particles.

Before application, the substrate surface should be inspected to confirm its cleanliness so as to ensure the adhesion properties.

MIXING

Mix one bag of **OPTIMIX SC228** dry powder with 9.0 – 11.0 L potable water. Mechanical mixing using a forced action mixer or slow speed drill fitted with a suitable paddle is recommended. Mix the material for about 5 minutes or until a lump-free homogeneous mix is achieved. Allow the mixture to stand for 5 minutes, mix briefly again and the material is ready for use.

APPLICATION

Apply the **OPTIMIX SC228** onto the substrate within the working life of the mixed mortar. This will be somewhat dependent upon ambient temperature and relative humidity on site. Float the mortar to achieve an even spread over the surface and work the mortar to ensure that it has full contact with the substrate and fills any voids or surface texture. Excessive mortar can be leveled off using a straight edge or trowel.

When air bubbles appear on the skimcoat surface, this typically indicates there are imperfections or pin-holes at the underlying substrate. Such air bubbles are the enclosed

air within the substrate pin-holes which expand and rise onto the skimcoat surface.

It is suggested to wait for 1-2 hours – depending on site conditions – before finishing allowing all the bubbles to be formed and released so that they can be removed during finishing.

FINISHING

Any air bubbles or blemishes at the skimcoat surface can be removed with a careful trowel pass after the surface has firmed up a little. Use very light pressure and take care not to drag the mortar away from or across the substrate as this will damage the bond. Do not add water to the mortar surface, however if necessary the trowel can be dampened with a damp cloth to assist in achieving a smooth surface.

If appropriate, a local touch up with skimcoat on the minor surface pin-hole areas can be performed to provide a smooth finishing surface.

If additional layers are applied allow the previous layer to harden for at least one day before applying the second layer in the same way as the first.

The finished surface should be flat and smooth. Its levelness is largely dictated by the contour of the substrate and the application skills.

The surface can be polished with suitably fine sand paper to remove the trowel marks. It is recommended to allow 3 to 7 days before coating is applied over the hardened mortar surface.

HEALTH AND SAFETY

OPTIMIX SC228 is alkaline in nature and can cause irritations to persons with sensitive skin. Avoid inhalation of dust and contact with skin and eyes. Wear suitable protective gloves and masks while handling the product. If contact with eyes, rinse immediately with plenty of clean water and seek medical advice. This product is non-toxic and is not flammable.

STORAGE

Store the products in a cool and dry place with the original unopened bags on pallets with plastic wrapping. Protect from direct sunlight, rainfall and exposure to high humidity conditions. Avoid excessive stacking of pallets. Failure to comply with the recommended storage conditions may result in premature deterioration of the product or packaging and reduce shelf life.

ALTERNATIVE PRODUCTS

Other products from the Optimix range which can be used for pre-painting, smoothing and levelling include:

- **SC216** Skimcoat (Fine)
- **SC273** Skimcoat (Putty For Paint)
- **SC212** Skimcoat (Flexible Tile Filler)



Important Note: The information contained herein is, the best of our knowledge, true and reliable and is supported by the present state of our knowledge. No warranty is given or implied in connection with any recommendations or suggestions made by us or our representatives as the conditions of use and any labour involved are beyond our control.