

MAXBOND 723

SELF LEVELLING MORTAR – INDUSTRIAL GRADE

About The Product

Maxbond 723 is an improved grade of self levelling mortar that can withstand higher loads and does not require any protection topping. It is a one-part, pump-able and self-smoothing, free flowing cement mortar that is ideal for use as a finish topping for light industrial buildings, warehouses, factories and institutions.

Design Features

- Suitable for outdoor applications
- Require only addition of water.
- Highly fluid and suitable for pump or manual pouring.
- Excellent flow-ability, self levelling and smoothing.
- Excellent compressive, flexural and bond strength.
- Forms a hard surface with good wearing resistance.
- As an underlayment to receive floor paints and coatings.

Limitation

- ✗ Do not use on substrates with high volume of rising dampness.
- ✗ Do not use over polished concrete.
- ✗ Do not add cement, lime or gypsum.
- ✗ Lay at least 3mm thick for wood flooring.

Technical Data

Packaging	25 kg
Water Ratio	23% (±1)
Density - Wet	1940kg/ m ³
Coverage Yield	1.75 kg/m ² for 1mm thickness
Working Time @ 23°C±2°C	30 minutes
Flow rate (TCVN 9204:2012)	200-210mm
Setting Time @ 23°C±2°C	
Initial	4 hours
Final	6 hours
Bond Strength with Maxbond 262 Primer (TCVN 3121-12:2022)	> 1.8 N/mm ²
Flexural Strength (TCVN 3121-11:2022)	> 9 N/mm ²
Compressive Strength (TCVN 3121-11:2022)	
1 day	> 9 N/mm ²
7 days	> 30 N/mm ²
28 days	> 40 N/mm ²
Abrasion Resistance (TCVN 7899-4:2008 – Below 1000 mm ³)	329 mm ³ (Passed)
Note: Cement Sand (1:4) = 483 mm ³ and Skimcoat = 310 mm ³	

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Mixing

- Maxbond 723 : 25 kg
- Clean Water : 5.75 liter

Pour 5.75 liter of water into mixing container and slowly add Maxbond 723 powder while stirring with an electrical mixer at 500 rpm.

Do not move the mixer up and down as this will introduce air entrapment. Hold the mixer firmly near the base of the mixing bucket and let the material mix itself. If necessary, use a trowel to scrape dry powder from the walls of the bucket. Mix for 3-5 minutes until a smooth, lump free and flow-able blend is achieved.

If mixture appears too dry, add in a little more water until the desired consistency. Appearance of foam or whitish streaks in the mixture means over-watering and must be adjusted with additional Maxbond 723 powder.

Clean bucket and mixing paddle after each batch to prevent harden material from contaminating fresh mixture.

Preparation

Concrete surfaces must have a minimum strength of 25N/mm² and be fully cured and free from rising dampness. Surface must be rough textured, clean, sound and free from contaminants, laitance and loose particles.

Erect the necessary formwork and ensure water-tightness and integrity. Seal the area to prevent dust contamination and excessive air movement.

Primer Coat

Apply Maxbond 262 Primer to sufficiently wet the surface without leaving any standing liquid. Let the primer air for 30-45 minutes until touch-dry before pouring on topping.

Application

It is highly recommended to have 2 or more mixing teams to ensure continuous placement of Maxbond 723 and prevent overlapping new pours to drying surface.

The self levelling mortar must be pumped or poured into place upon mixing. Place over the substrate and use a spike roller to thoroughly roll in 2 directions to remove entrapped air.

Optimal performance is achieved in application thickness between 3 to 15mm. Multiple layers can be used to build thicker toppings but the final topping should be done together in one operation.

Protect from sunshine, water and wind-blown dust.

Accepts foot traffic after 24 hours. Cure for minimum 72 hours before tiling and 1 week before vinyl, carpet and wood coverings.

Storage & Shelf Life

Keep elevated in dry, moisture free condition. Can be stored for 12 months in sealed original packaging.

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Health & Safety

Prevent contact with skin and wear waterproof gloves and goggles when handling. Upon contact with skin, wash with soap and water. In case of eye contact, flush with water and seek medical attention immediately.

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All information herein is effective from the date of issue and supersedes all previous editions.
* Values are typical and not meant as performance benchmark.

