



Karndean  
Designflooring



St George Community Housing  
Social Housing case study

St George Community Housing is one of the largest community housing providers in NSW. Founded in 1985, SGCH provides a place to call home for 11,500 people in 7,000 properties across the Sydney metropolitan region.

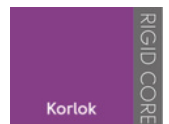
The Cartwright development is a \$16.5 million project comprised of 64 units across two four-story buildings. The building includes one and two-bedroom units that feature a contemporary open-plan living environment.

St George Community Housing required a modern flooring solution that not only fit the unit style but also ticked all the boxes for building compliance.

Korlok features a pre-attached acoustic foam backing layer that makes this rigid core flooring solution quieter to walk on than laminate or engineered hard floors and reduces noise transfer by an impressive 21db without the need for separate underlay. The high-performance acoustic qualities, low maintenance, and quick and easy installation of Korlok help make this flooring a cost-effective and fit-for-purpose social housing flooring solution.

Owing to the benefit that Korlok can be laid over most existing hard floors, the long-term maintenance of Korlok aids in keeping costs low by eliminating the costly and time-consuming floor preparation often associated with refurbishing many other floor coverings. As an added benefit, the minimal downtime required for installation also allows tenants to move into homes faster.

**Sector:** Social Housing  
**Client:** St George Community Housing  
**Architect:** DKO Architects  
**Location:** Cartwright, New South Wales  
**Area:** 6,200sqm  
**Product used:** Korlok Washed Grey Ash RKP8104



Washed Grey Ash RKP8104

"We found Korlok by Karndean Designflooring incredibly easy to work with!

We were really impressed with how speedy it was to do the installation. Due to the quick and easy drop and lock installation method, our installers picked up the process straight away. We also found Korlok to be extremely durable and resilient as it withstood the wear and tear during the completion of the build." Ryan L'Estrange, Sales Manager, Carpet Cutters Commercial.





Focus on style



"Contemporary open plan living"



"64 units across two  
four-storey buildings"

Product used: Washed Grey Ash RKP8104

# Formats

We offer three types of product formats: Loose lay, rigid core and gluedown.

## Loose lay



Karndean LooseLay features our K-Wave® friction grip backing which helps hold the product to the subfloor without adhesive, making it quick and easy to install. Ideal for underfloor access panels and temporary roomsets, each plank can be lifted individually where required.

### LooseLay Originals

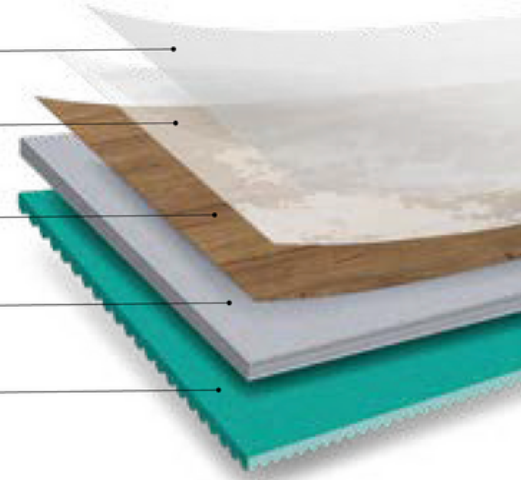
1050.0 x 250.0mm plank, 500.0 x 610.0mm tile

### LooseLay Longboard

1500.0 x 250.0mm plank



K-Guard+® Surface Protection  
Clear PVC Embossed Wear Layer  
High Definition Photographic Layer  
Stability Layer  
K-Wave® Friction Grip Backing



## Rigid core



Our rigid core ranges are ideal for installations where acoustics, uneven subfloor, or preservation of existing hard floors need to be considered. A click-locking mechanism allows for quick installation and the preattached backing eliminates the need for a separate underlayment.

### Korlok

1420.0 x 225.0mm plank, 457.0 x 600.0mm tile

### Van Gogh

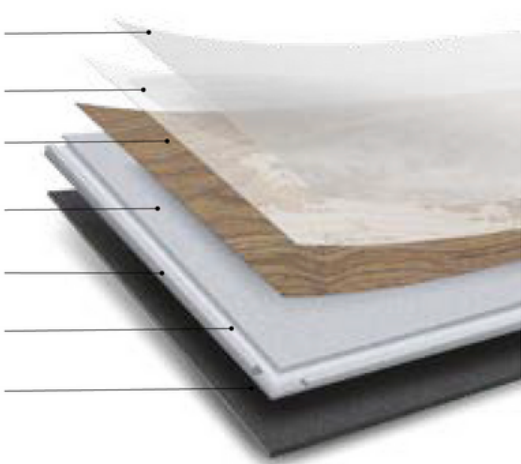
1220.0 x 180.0mm plank

### Knight Tile

1220.0 x 180.0mm plank, 304.8 x 457.2mm tile



K-Guard+® Surface Protection  
Clear PVC Embossed Wear Layer  
High Definition Photographic Layer  
Stability Layer  
Locking Mechanism  
K-Core®  
Acoustic Backing



## Gluedown



Our gluedown ranges offer our widest choice of colours and formats. Features such as textured emboss or our premium handscraped finish, wide bevels or flat edges make each range unique to Karndean Designflooring.

### Art Select

228.6 x 76.2mm, 914.4 x 152.2mm, 1219.2 x 178.8mm plank

### Van Gogh

1219.2 x 177.8mm plank

### Opus

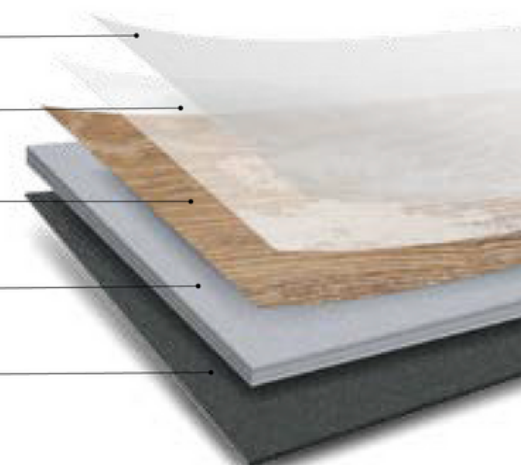
914.4 x 152.4mm, 1219.2 x 228.6mm plank, 457.2 x 609.6mm tile

### Knight Tile

1219.2 x 177.8mm plank, 304.8 x 457.2mm tile



K-Guard+® Surface Protection  
Clear PVC Embossed Wear Layer  
High Definition Photographic Layer  
Stability Layer  
Backing Layer



# Alternative designs

Create the same look for your commercial project.

We have a variety of products to match, within our ranges.



Loose lay



■ French Grey Oak LLP308



■ Twilight Oak LLP301



■ Linosa LLP148



Rigid core



■ Shadow Oak RKP8203



■ Misty Grey Oak SCB-VGW112T



■ Urban Spotted Gum SCB-KP141



Gluedown



■ Bleached Grey Walnut WP329



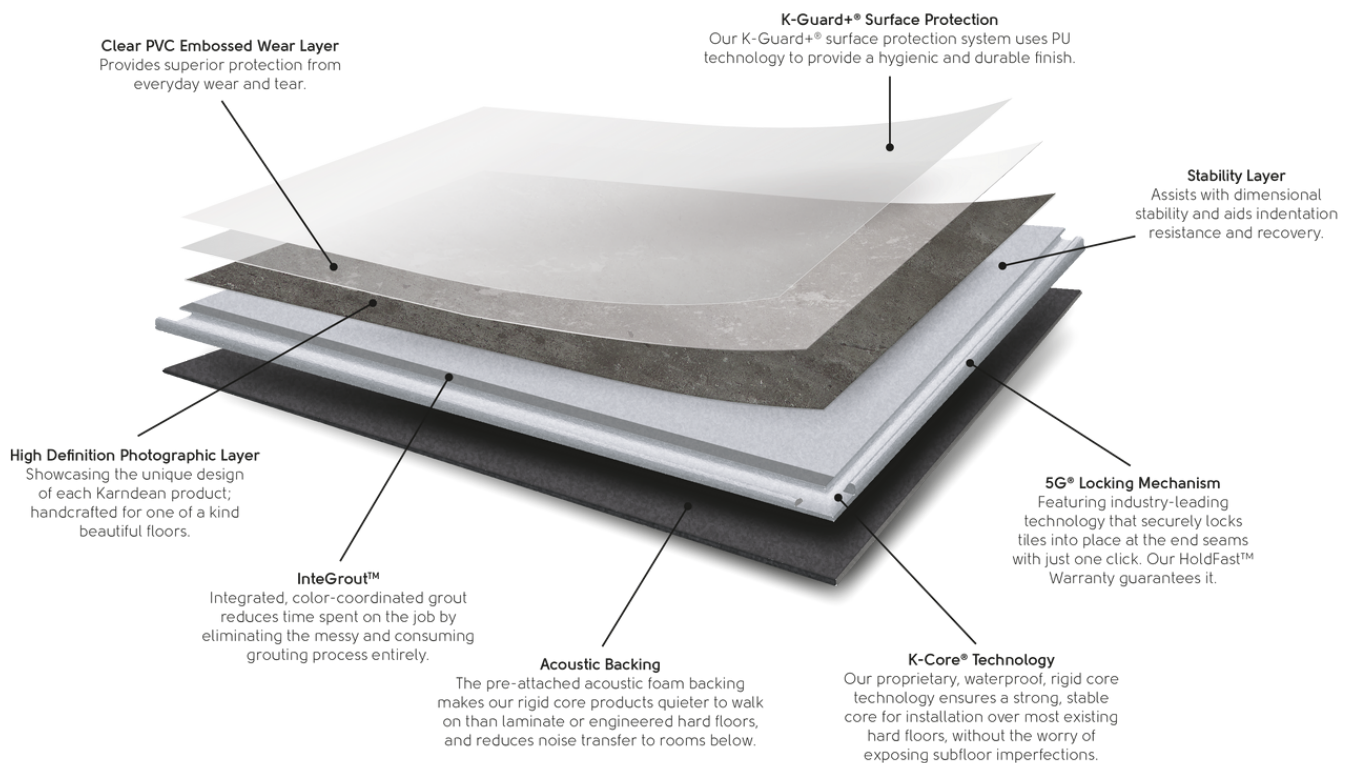
■ Misty Grey Oak VGW112T



■ Urban Spotted Gum KP141

# Why choose a rigid core floor?

Our rigid core hybrid ranges feature a click-locking system that allows them to be installed over most existing hard floors, quickly, easily, and without the need for adhesive ensuring minimal downtime in any project. What's more, Korlok features a pre-attached acoustic foam backing layer that makes this rigid core flooring solution quieter to walk on than laminate or engineered hard floors and reduces noise transfer by an impressive 21db without the need for separate underlay. The high-performance acoustic qualities, low maintenance, and quick and easy installation of Korlok help make this flooring a cost-effective and fit-for-purpose flooring solution.



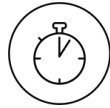


# All the benefits of Karndean with the added benefits of rigid core...



## 5G<sup>®</sup> Click-locking mechanism

Planks and tiles are securely locked into place at the end seams with just one easy click.



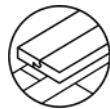
## Quick and easy to install

Our rigid core floors are installed without the need for adhesive, ensuring minimal downtime.



## Reduces noise transfer

Our loose lay ranges are perfect for projects where you want to reduce noise levels in the room below, such as playrooms, bedrooms and garage/ loft conversions without the need for underlay.



## Installs over most existing hard floors

All you need is a sound, smooth and dry hard surface. Our rigid core ranges can be fitted over most existing hard floors.



Rigid core can be installed over most existing hard floors!

# Technical datasheets, Installation guidelines & BIMstore files

Please follow the below QR code links to our technical datasheets, installation guidelines & BIMstore files.

## Our Ranges



Technical datasheets



Installation Guidelines

## bimstore






BIMstore files

## Product specified:



Korlok



	Standard	Result
 Size		1420 x 225 mm
 Thickness		6.5 mm
 Wear layer		0.5 mm
Guarantee	Commercial Residential	15 years wear* Lifetime wear*
Slip resistance	AS/NZ4586	R10

\* Subject to terms. View our [guarantee](#)

See Technical Data Sheet via the QR code above for full specification

# Visit us online at [karndean.com](http://karndean.com) where you can...

## Find website support

The website offers a wealth of inspiration, case studies and design ideas, detailed technical information and a look inside our head office and warehouse. When you are designing floors this is your point of reference for information, samples and practical support.

Website tools include:

Product Selector	Installation guidelines
Digital Specification Library	Order samples
Technical data	Brochures
Sector application	BIM files



## Order samples

If you need some extra help selecting the best colour for your project, why not order some cutting samples? These are small swatch samples designed to help you pick which product is right for you.

[www.karndean.com/samples](http://www.karndean.com/samples)



Samples



## Check out our Digital Specification Library

We have developed a great tool which allows you to pick a room or upload a photo of your space and see what different floors will look like. It's really easy to use and will allow you to create your perfect Designflooring combination.

[www.karndean.com/digitalspecificationlibrary](http://www.karndean.com/digitalspecificationlibrary)



## Sign up for our e-newsletter

We'd love to keep in touch with you. To receive our latest Karndean updates including design, technical data and BIM files, sign up online today at [www.karndean.com](http://www.karndean.com)

## Keep up-to-date with us

Follow us on our social media channels.

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 KarndeanDesignFloors





#### Imagery and Design Reproduction

Photography and print cannot always produce a perfect representation of our products. This includes colour, pattern variation and installation elements used. For this reason we strongly recommend obtaining a product sample and where possible viewing a larger sample in-store. We also recommend visiting our website for information on installation, after care and product selection: [www.karndean.com/advice](http://www.karndean.com/advice). We love developing new ideas and improving on our existing designs which means that sometimes products are withdrawn at short notice. We hate to disappoint and will work with you to find an alternative design. Please contact Customer Service for more information.

#### Contact us

Phone: AUS - 1800 331 170\* / NZ - 0800 442 101\*

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Web: [www.karndean.com](http://www.karndean.com)

Address: 835 Stud Road Knoxfield,  
Victoria 3180, Australia

\*Calls may be recorded for training and quality purposes.



**Karndean**  
Designflooring



# Why choose a Korlok rigid core floor?



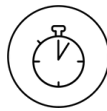
Our Korlok rigid core features a 5G<sup>®</sup> click-locking system that allows it to be installed over most existing hard floors, quickly, easily, and without the need for adhesive ensuring minimal downtime in any project. What's more, Korlok features a pre-attached acoustic foam backing layer that makes this rigid core flooring solution quieter to walk on than laminate or engineered hard floors and reduces noise transfer by an impressive 21db without the need for separate underlay. The high-performance acoustic qualities, low maintenance, and quick and easy installation of Korlok help make this flooring a cost-effective and fit-for-purpose flooring solution.

## All the benefits of Karndean with the added benefits of rigid core



### 5G<sup>®</sup> Click-locking mechanism

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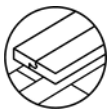
### Quick and easy to install

Our rigid core floors are installed without the need for adhesive, ensuring minimal downtime.



### Lifetime warranty

Korlok is backed by lifetime 35 year residential & 15 year commercial warranties.



### Installs over most existing hard floors

All you need is a sound, smooth and dry hard surface. Our rigid core ranges can be fitted over most existing hard floors.



### Reduces noise transfer

Perfect for projects where you want to reduce noise levels in the room below, such as multi residential, bedrooms and loft conversions without the need for underlay.






### Environmentally friendly

We're a member of the Green Building Councils of Australia and New Zealand and comply with their requirements under GreenStar.

## Korlok specification



	Standard	Result
 Size		1420.0 x 225.0 mm
 Thickness		6.5 mm
 Wear layer		0.5 mm
Guarantee	Commercial Residential	15 years wear* Lifetime wear*
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See Technical Data Sheet via the QR code above for full specification