



**Karndean**  
Designflooring

# St Vincent De Paul Community Housing

Social Housing case study

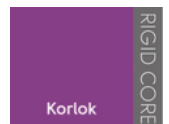
St Vincent de Paul Housing's, Social and Affordable Housing program is a large-scale project consisting of 502 apartments across 12 locations. The Maitland site, located in the lower Hunter Valley of NSW is made up of 17 units throughout a purpose designed multi-storey building. The units have been designed with open plan living in mind featuring a fresh modern décor in a style supportive of the heritage nature of the town and streetscape.

"The look and feel of the product was equally as important as performance in our decision process. We wanted to ensure that we were creating a warm, inviting and homely environment for our tenants that would span our 25 year lifecycle." explains Mr Arthur Chapman, Contract Manager at St Vincent de Paul Housing.

"Aesthetics, product performance and the life cycle costing of the product that goes into the unit are three fundamental factors in our decision-making process. Korlok by Karndean Designflooring proved to be an ideal fit and has been installed in the kitchen and living spaces throughout the units"

"Using Korlok means we have a hard wearing waterproof floor but can easily spot fix the flooring if required rather than having to pull up the entire floor. This dramatically lowers our maintenance cost whilst keeping the floor looking at its best

**Sector:** Social Housing  
**Client:** St Vincent de Paul Housing  
**Architect:** Space design Architecture (SDA)  
**Location:** Maitland, New South Wales  
**Area:** 3,700m<sup>2</sup>  
**Product used:** Korlok Washed Grey Ash RKP8104



Washed Grey Ash RKP8104

“Social and Affordable Housing interiors need to be extremely hard wearing but also homely and Karndean Korlok provides an excellent balance between the look and functionality by meeting our design requirements but also meeting strict building standard requirements such as fire and acoustic compliance.” Arthur Chapman



Washed Grey Ash RKP8104



Washed Grey Ash RKP8104



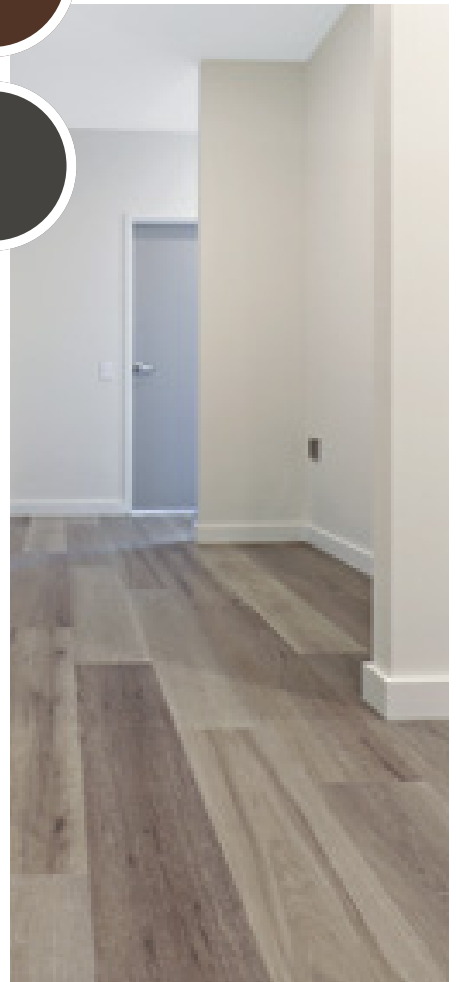


Washed Grey Ash RKP8104



Washed Grey Ash RKP8104

Focus on style



"Open plan living in mind  
featuring a fresh modern décor in a style"

# 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**

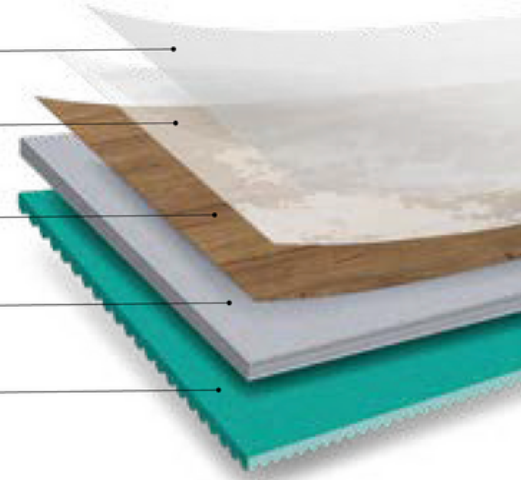
1050 x 250mm plank, 500 x 610mm tile

### **LooseLay Longboard**

1500 x 250mm 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 subfloors 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 x 225mm plank, 457 x 600mm tile

### **Van Gogh**

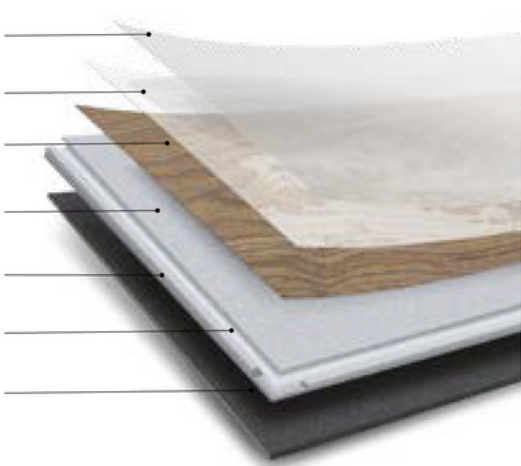
1220 x 180mm plank

### **Knight Tile**

1220 x 180mm plank, 305 x 457mm 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 x 76mm, 915 x 152mm, 1219 x 178mm plank

### **Van Gogh**

1219 x 178mm plank

### **Opus**

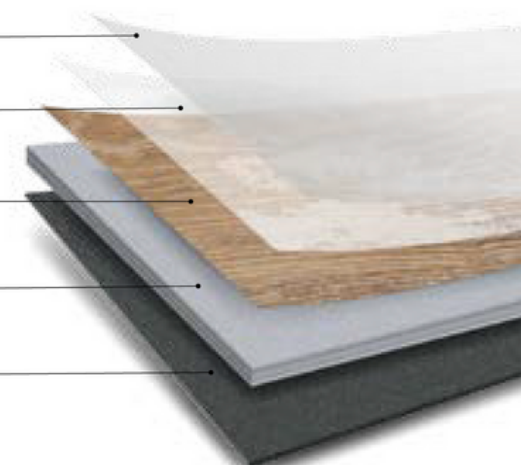
915 x 152mm, 1219 x 228mm plank, 457 x 610mm tile

### **Knight Tile**

1219 x 178mm plank, 305 x 305mm, 305 x 457mm 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



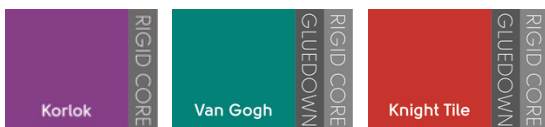
■ French Grey Oak LLP308



■ 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

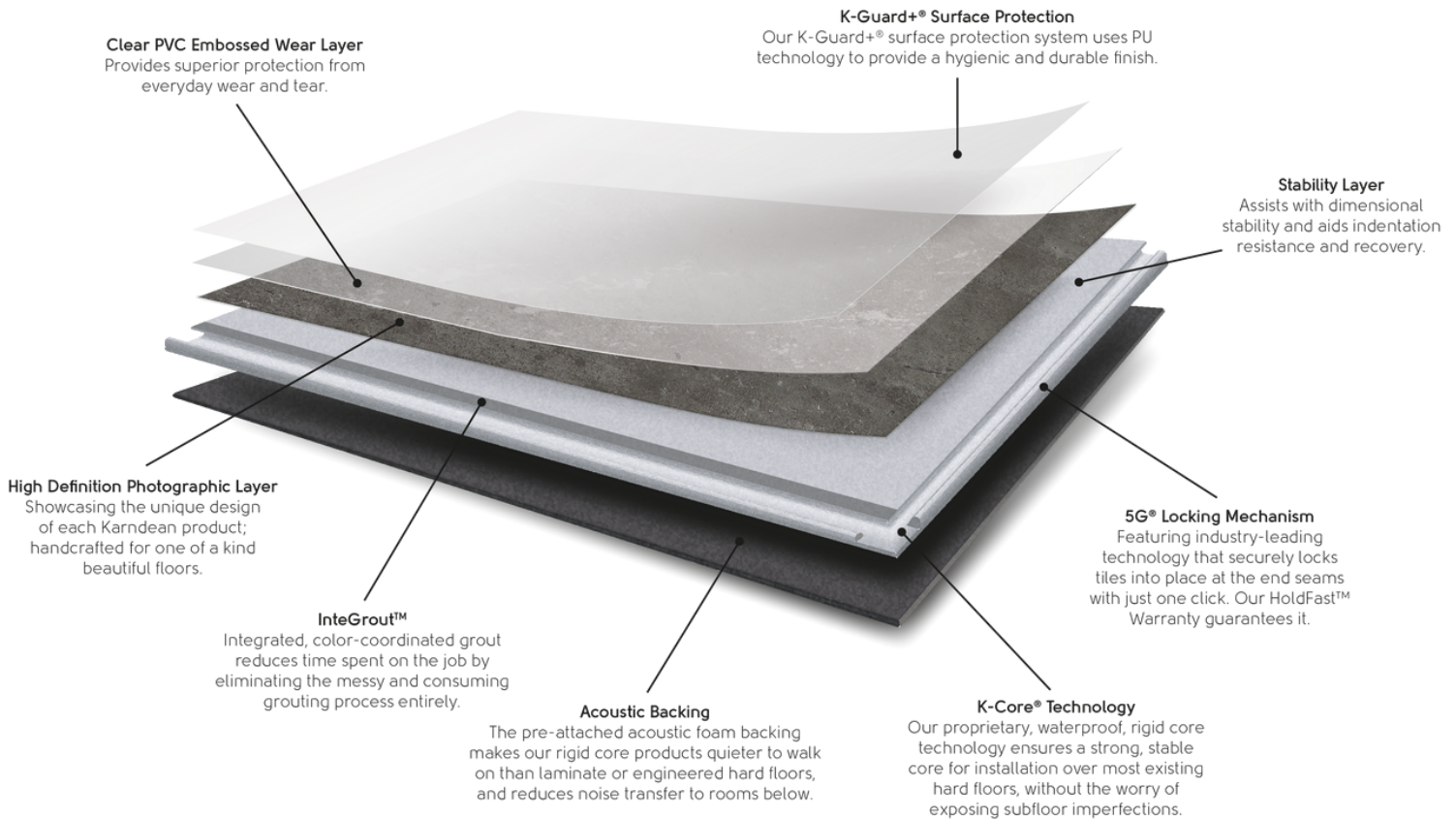


■ Urban Spotted Gum KP141



# 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.



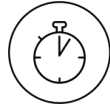


# The benefits of Karndean Rigid core



## Click-locking mechanism

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



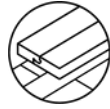
## Quick and easy to install

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.

## With all the added benefits of Karndean luxury vinyl flooring...



Realistic designs



Durable



Low maintenance



Comfort



Environmentally friendly



Hygienic



Warranty\*



Shadow Oak RKP8203



Weather Spotted Gum RKP8119

\*Lifetime 35 years residential and up to 20 years commercial

# 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/commercialsamples](http://www.karndean.com/commercialsamples)



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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#### 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

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



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