

▶ WHILE THE DECIDING WHAT TIMBER SPECIES MAY SEEM DAUNTING IT'S EASY IF YOU FOLLOW THESE STEPS1

▶ KITCHEN SUPPLIERS ARE OFTEN ASKED HOW EASY IT IS TO HAVE A NEW SOLID TIMBER FLOOR INSTALLED 2

▶ OF ALL THE FLOORING TYPES - TIMBER REMAINS A FAVOURITE WITH HOME BUYERS. HERE'S WHY 2

Flooring Facts

NO FLOORING FINISH CAN MATCH TIMBER FOR SHEER AGELESS BEAUTY—WHICH IS WHY HOME-BUYERS VALUE TIMBER FLOORS MORE HIGHLY—PAGE 4.

Choosing the very best flooring for your needs

Building and renovating is often loaded with tough decisions and choosing the right flooring materials is right up there. Whatever you decide - you know that you will be living with the consequences for years to come – so it's worth getting right.

The reason many discerning home owners incorporate timber floors into their designs is the timeless classic beauty and durability of wooden flooring and its ease of cleaning and maintenance.

While the thought of choosing exactly which timber floor to buy and have installed may initially seem daunting – it's actually very easy if you follow these steps.

Step 1 Draw up a list of the different areas in your home such as hallways, living and dining rooms, bedrooms, kitchens and entertaining areas that will be enhanced by use of a timber floor and measure them.

You will be wise to consider how each space is used. For example, while a hard-wearing timber floor is perfect for the kitchen, avoid putting a timber floor in a bathroom or laundry due to the high levels of moisture these spaces receive.

Step 2 Decide on the kind of look you want to create. Visit a timber flooring supplier with a comprehensive walk-on display (such as Sydney Flooring) so you can see how compatible each species would be once laid in your home.

Light or dark, even grained or rustic - be assured that no matter what your personal style is, there will be a species and finish to suit your grand design.

Select an environmentally sustainable product that has been harvested from a renewable source. Native Australian hardwoods are best.

Step 3 Set your project a realistic budget and, beginning with the most visible areas of the home that will generate the biggest wow-factor, prioritise your use of timber flooring in accordance with what you can afford.

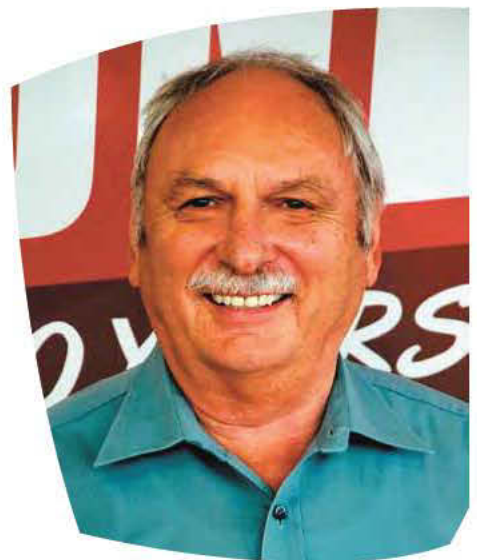
Keep in mind that rugs or runners can always be added to make upstairs bedrooms and hallways quieter and cosier if

Step 4 Talk to a timber flooring supplier and installer or your architect or builder about how the timber floor would be incorporated with the structural integrity of your home.

Timber floors can be added to any form of construction – including over concrete slabs – but it's essential that the right fastening and finishing solution is used for the job at hand.

Floating floors can be used but solid timber floors generally offer the ultimate solution.

Step 5 You're now ready to make a logical decision based upon your intended use of each floor space, the look, style and finish you're after, the level of wear and tear each area will be exposed to, your budget and what will work best from a fitting and finishing perspective.



IF YOU HAVE A TIMBER FLOORING QUESTION—CALL BILL DURKOWYAK ON (02) 9755 1899

A wide range of native Australian hardwoods will satisfy most flooring applications – but be sure to see how each available species looks once laid and finished with a gloss, satin or matt product before choosing the best timber to meet your needs by visiting a large showroom.

Be sure to use an ethically sourced product and have it installed by a fully licensed and accredited timber flooring specialist.

Bill Durkowyak

SYDNEY FLOORING
OVER 50 YEARS EXPERIENCE IN TIMBER FLOORS



Going for a kitchen floor with *soul*

KITCHEN DESIGNERS AND SUPPLIERS ARE SOMETIMES CALLED UPON BY HOME OWNERS FOR AN OPINION ABOUT WHETHER A TIMBER FLOOR MIGHT BE FEASIBLE IN A KITCHEN AREA.

The answer is YES! and the trend is being driven by a few factors. Firstly, the kitchen has cemented its place as the living heart of the home as people enjoy the relaxed fusion of family, friends and good food. Instead of simply being a place where meals are prepared – increasingly kitchens are a centre-piece of the home and an expression of the tastes and values of the owner. It's pretty cool having a beautiful Blackbutt floor with boards up to 275mm wide under foot!

Increasingly thoughtful about the kinds of choices home owners make, many like the fact that renewably sourced timber, created in part by CO2 drawn down from the atmosphere, is an effective way of storing carbon dioxide.

Whether a classic or modern kitchen design an Australian hardwood floor will generally offset any cabinetry and bench top style brilliantly.

And finally, as anyone who has stood on a ceramic surface for hours preparing food will tell you, walking on a timber floor is often a lot kinder to tired feet and legs.

Drop something on a timber floor and it might not break. Do the same on masonry floor and you won't stand a chance and if you're unlucky you might even crack a tile.



The best timber to use in a kitchen is hardwood. It's hard-wearing, won't easily bruise and once sanded and finished with an appropriate product— is very easy to clean without leaving greasy specks of dirt and bacteria behind — unlike non-slip tiles.

Timber floors don't like continuous direct exposure to moisture. However, with correct plumbing and timely maintenance to repair any leaks that might arise – there is no problem with using timber in a kitchen – provided it's appropriately installed.

Counter intuitively, fitting a timber floor over concrete or tiles is actually very straightforward and generally provides excellent results. Depending on the job, fastening options include secret-nailing and or gluing and nailing on either sheets of plywood or anchor-bolt fastened battens.

3 good reasons

In many cases timber is the smartest flooring choice and here are three good reasons for making the investment.

1. It's NEVER going to date. Let's face it, fashions and fads come and go – but it seems we've never lost that soulful respect for trees and timber. No matter the species – a beautiful timber floor can readily complement any colour scheme, soft and hard furnishings and classic or modern design styles. Australia is blessed by being home to the very best hardwood flooring timbers in the world – little wonder they look great in our homes.

2. It's an environmentally responsible choice. Buying a timber floor helps sequester and safely store CO2. Whether softwood or hardwood, all timber is naturally created by drawing down carbon dioxide from the atmosphere together with sunlight and water. A well-laid timber floor, responsibly harvested from a renewable plantation source, is a lot better for the planet than driving a Prius and will outlive us all.

3. It's a great financial investment. Successive real estate market research studies overwhelmingly show that home buyers respond extremely favourably to the prospect of purchasing properties that encapsulate at least some solid timber flooring. The properties that sell well at auction are invariably the ones that prospective buyers fall in love with – often the ones with a beautiful timber floor that, like a good wine, will only get better with age. It might be more expensive to install initially, but a timber floor adds value and demand for your property.

Solid timber floors can be fitted to virtually any new or existing home (including flats and apartments) or commercial property.

A popular trend is the use of wider boards (up to 275mm in width but more commonly 130mm wide) and secret nailing (where the nails are hidden in the edge of the board) which often inspires perceptions of abundant space and really shows off the natural grains and colours of the timber to their best advantage.

If you want to know more - a good place to start is at the showroom of a reputable specialist timber flooring supplier and installer where you can see all the different species as they would look on your floor and discuss what's involved with a fully licensed and accredited expert.

Steve Carroll

Bill Durkowak