

# FREQUENTLY ASKED QUESTIONS

## WHAT ARE CREATION HOMES DOING DIFFERENT FROM THE PREVIOUS BUILDERS?

Creation Homes is conducting a thorough soil investigation of the site to understand the soil profile and its engineering properties. This involves soil testing, borehole drilling, and laboratory analysis to assess factors such as soil type, density, moisture content, and bearing capacity.

Creation Homes has engaged geotechnical engineers or soil specialists who can analyse the soil data and recommend suitable piling solutions and can advise on the appropriate type of piles (e.g., driven piles, bored piles, or screw piles) and their required depth based on the soil conditions and structural requirements.

Structural Engineering designs of the slabs and footings will incorporate among others, the following criteria and measures as required:

- Load Analysis to determine the anticipated loads that the structure will impose on the pile which includes considering dead loads and live loads. The depth piles are to be designed to be sufficient to transfer these loads to stable soil or rock strata.
- Factor in potential settlement or ground movement that may occur over time due to factors like soil consolidation, swelling, or lateral movement. Piling depth to

be adequate to minimize the risk of differential settlement and ensure the structural integrity of the foundation.

- Internal and external screw piles to be used founded below fill material - minimum SWL of screw piles to be 80KN.
- Slab design will be allowed as equivalent to "H2" slab specifications.
- 32Mpa concrete strength.
- Additional stiffening beams within slab will be provided to account for suspended nature of waffle slab.
- Pipe fittings and connections will be provided to accommodate "H2" slab classification at the minimum. Sites with soil surface movement more than 75mm (seasonal + fill consolidation) can lead to adopting suspension of pipes and fittings underneath the slabs.
- Piling depths are anticipated to vary between 7.0 and 9.0 Lm. For perspective, most of the jobs we complete in the Sydney metropolitan area only average a maximum piling depth of 1.5 Lm. This is a significant difference.

## IS THE BUILD PRICE FIXED?

Yes, our price will be fully fixed for all site conditions, with fixed price for construction applicable until 31st December 2024.