

## **VARIATION AMOUNT FOR HOUSING PROJECTS.**

Prior to 1 April 2007 the variation amounts were as follows:

- 1 geotechnical variation amount - 15%
- 2 locational variation amount - 5%
- 3 disability variation amount - based on level of disability

Since 1 April 2007 the calculation of the variation amount has changed. To calculate the variation amount a questionnaire must be completed and the calculator to which the questionnaire is linked will automatically generate the applicable variation amount.

The following are the variation categories.

- 1 geotechnical conditions and precautionary measures:
  - (a) seepage/groundwater
  - (b) erodibility of soil
  - (c) hard excavation
  - (d) dolomite
  - (e) expansive clay (site class H2 AND H3)
  - (f) collapsing sands (site class C2)
  - (g) compressible soils (site class S2)
  - (h) mining subsidence
  - (i) seismic activity
- 2 topographical conditions and precautionary measures
  - (a) topography of the site
  - (b) location of development site – must be within 20km from major centres
- 3 physical disabilities and special housing needs
  - (a) needs walking aids
  - (b) partial usage of wheel chair
  - (c) full time usage of wheel chair
  - (d) partially/profoundly deaf
  - (e) partially/totally blind
  - (f) partially/total movement loss/paralysis in the upper body limbs

N.B. A copy of the variation manual and the calculator can be obtained from the website [www.kznhousing.gov.za](http://www.kznhousing.gov.za)