

Encroachments over pipelines, servitudes and properties

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SUMMARY

ENCROACHMENTS OVER PIELINES, SERVITUDES AND PROPERTIES

1. Background

Rand Water supplies potable water covering ±4000km of pipelines within its area of supply. This infrastructure traverses through urban and semi urban areas within four provinces, i.e. Gauteng, Free State, Northwest and Mpumalanga. Encroachment is a complex matter. Encroachment remains a high risk for the organization, and it is an external factor which the organization has limitations in terms of managing and controlling it.

2. Organizational Implications

Rand Water is experiencing the increase in project costs due to encroached servitudes. The increase in costs comes in the form of changing or selecting or deviating from the original already paid for servitude to select routes or servitudes that are costly. The design changes which would be triggered by route changes impacts on the costs of the already approved authorized vote or budget for the project. This has a huge negative impact on Capex roll out and may also increase the cost of doing business thus the tariff.

3. Types of Encroachments

Rand Water has both formal and informal encroachments:

3.1. Formal encroachments are formal developments where landowners have, despite Rand Water having servitude, encroach on the servitude.

3.2. Informal encroachments are where a group of people in the form of shacks or other structures, hijack land where Rand Water has servitude.

4. Encroachment Challenges and Risks

4.1. Key Challenges

- Inability to repair, renew and augment existing infrastructure in an encroached servitude
- Inability to remove the encroachers speedily due to many processes that must be followed which involves inter-governmental engagements
- Backlog of housing: people settle on pipeline servitudes

4.2. Risk Issues

Encroachment on Rand Water's pipelines, servitudes and properties is ranked two (2) on Rand Water's Corporate Risk Register. It is imperative that communities are made aware of severity of this risk to people living on or surrounding our servitude, and it remains our prerogative to mitigate such risk.

5. Satellite and Drone technology in managing the encroachment challenge

- Identifying hot spots
- High quality geospatial imagery

6. Removal and Relocation

- Landowners to take responsibility in removing the encroachers
- Court order to grant the removal

7. Prevention of Encroachments

- Change in legislation
- Spatial land use

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planning

8. Conclusion / Action Plan

- Remedies to try and combat existing and future formal and informal encroachments

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