

NYAHUWASCO PROPOSED INVESTMENTS													
Targeted Investment	Project Area	Guide	Size	Sample Descriptions	Unit	Unit Cost	QTY	Project Cost (Ksh)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	and Rumuruti	Rumuruti booster station											
		2 No. 5.5 kw pumps for Rumuruti Intake station	-	-	NO	200,000	2	800,000	200,000	200,000	-	200,000	200,000
	Motors Replacements	110 Kw motors	-	-	NO	1,200,000	2	1,800,000	-	-	-	600,000	1,200,000
		55 kw motor for Losogua	-	-	NO	600,000	1	1,200,000	-	-	-	600,000	600,000
	Rehabilitation of filter media	-	-	-		2,500,000	2	5,000,000	2,500,000	-	-	2,500,000	-
	Recycling of water at water treatment plant	-	-	-	No	3,000,000	1	3,000,000	-	-	-	-	3,000,000
	SUB-TOTAL							37,310,000	2,700,000	11,381,680	-	5,070,000	18,170,000
				TOTAL				333,885,998	30,935,630	62,993,530	61,634,660	82,287,670	96,046,188

Dated the 14th March, 2025.

MR/6527787

RICHARD CHERUIYOT,
Ag. Chief Executive Officer
 Water Services Regulatory Board.

GAZETTE NOTICE No. 3553

THE WATER ACT

(No. 43 of 2016)

NAIVASHA WATER AND SANITATION COMPANY

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2024/2025 TO 2028/2029

THE Water Services Regulatory Board (WASREB), under powers granted by section 72 (1) (b) and (2) of the Water Act, 2016, has approved the regular tariff adjustment for the area served by Naivasha Water and Sanitation Company (NAIVAWASCO).

NAIVAWASCO applied to the Water Services Regulatory Board (WASREB) for a review of water services tariffs for the period 2024/2025 to 2028/2029 in line with 72 (1) (b) of the Act. Public consultation on the NAIVAWASCO application was carried out by the requirements of section 139 of the Water Act, 2016.

Having considered the application, the written and oral submissions by all stakeholders and the current data, WASREB has determined that an upward tariff review is justified for NAIVAWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB gives a one-month notice from the date of this communication to all existing and potential customers of NAIVAWASCO that the structure of approved tariffs for water services for the four financial years 2024/2025, 2025/2026, 2026/2027, 2027/2028, and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure for the period 2024/2025 to 2028/2029

1.1 Water Tariff

Consumer Categories	Consumption Block	Approved Tariff
	(M ³)	(KSh./M ³)
Domestic/Residential	1-6	110
	7-20	120
	21-50	130
	51-100	140
	101-300	150
	>300	160
Multi-Dwelling Units	Per M3	130
Commercial/Industrial/Government/Institutions	1-50	130
	51-100	140
	101-300	150
	>300	160
Public Schools, Colleges and Universities	1-600	120
	601-1200	140
	>1200m3	160

<i>Consumer Categories</i>	<i>Consumption Block</i>	<i>Approved Tariff</i>
Post-paid Water Kiosks	Per M ³	100
Pre-paid Water Kiosks	Per M ³	100

Customers with non-functional meters shall be billed based on the average of the last three months' bills.

1.2 Sewerage Tariff

1.2.1 Consumers with a Water Connection

(a) Sewerage will be charged at 75% of the water volumes, billed at the tariff for water specified (in 1.1) above for all customer categories

(b) Disconnected water accounts shall be charged based on the average sewerage charges for the last three months before the disconnection.

1.2.2. Customer with no water connection

Sewerage consumers without a water connection shall be charged as follows:

- Domestic customers without a metered water source (Per single dwelling unit): KSh. 350 per month
- All other categories: 75% of the volume of water consumed as per the metered source of water, including boreholes, at the rates specified in (1.1) above

1.3 Indexation

The utility's approved tariffs for water and sewerage shall be eligible for annual indexation, as per the Water Services Regulatory Board (WASREB) regulations. The inflation adjustment shall come into effect every July of the tariff period, commencing July 2026.

1.4 Miscellaneous Charges

<i>Item/Service</i>	<i>Charge (Ksh.)</i>
Sanitation Levy (5% of water bill)	5% of water Bill
Water Deposit	
Category of consumer	
Domestic	2,500
Retail shops less than 10m ³	3,000
Retail shops more than 10m ³	3,500
Bar and restaurants less than 15 m ³	4,000
Bar and restaurants more than 15 m ³	6,000
Hotel class "A" and "B" less than 150 m ³	12,000
Hotel class "A" and "B" more than 150 m ³	15,000
Hotel class "C" and "D" less than 150 m ³	18,000
Hotel class "C" and "D" more than 150 m ³	20,000
Hospitals and Health centres more than 150 m ³	20,000
Hospitals and Health centres less than 150 m ³	12,000
Schools and other institutions more than 200 m ³	20,000
Schools and other institutions less than 200 m ³	10,000
Minor construction sites of more than 200 m ³	15,000
Major construction sites more than 300 m ³	50,000
Light industries less than 200 m ³	30,000
Medium industries between 200 m ³ and 300 m ³	50,000
Heavy industries of more than 300 m ³	100,000
Water kiosks	5,000
Customers with only sewer connection are to be charged a deposit equivalent to a water connection.	
<i>Other Charges</i>	
<i>Service</i>	
New water connection fee – Connection size: ½ inch to 1 inch	2,500
New water connection fee – Connection size: 1.5 inches to 3 inches	7,500
New water connection fee – Connection size above 3 inches	15,000
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000 and 16,000 litres	2,500 & 5,000 respectively per tanker within NAIWASCO's area for all consumers
Sale of water per M ³ at Bowsing Point (own tanker)	Ksh. 130
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Sewer Connection– Residential/ Domestic	5,000
Sewer Connection– Commercial, Government, Schools, Universities and Colleges	7,500
Sewer Connection– Industrial	15,000
Private sewer unblocking	2,500
Leak detection services	1,000
Sewer Reconnection fee	15,000
Statement of account fees	200
Cutting off the supply at the request of the consumer	200
For turning on the supply other than in respect of a first connection	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements
Private Exhausters (Dumping into the company's sewer system)	15,000 per Truck per month
Penalties	

Item/Service	Charge (Ksh.)
Illegal water connection –Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of illegality
Illegal water connection (Fraud) – Domestic	30,000 plus estimated consumption during the period of the illegality
Overcharging (fraud) at water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools, Universities and Colleges	30,000
Self-reconnection after cut-off for non-payment	5,000 and billing to be backdated from the date of cut-off
Surcharge for tampering with meters (this to include meter removal, reversing of meter, etc)	5,000
Surcharge for direct suction of water from the supply line using a pump	10,000

2.0 Cost Summary

Below is the summary of the recommended cost structure that makes up the total costs to be incurred by NAIWASCO during the tariff period:

Expenditure Item	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Operations	204,923,778	232,638,508	257,884,245	277,158,326	290,721,902	305,051,165
Maintenance	14,675,772	25,106,331	30,860,021	25,142,751	31,013,825	29,270,544
Regulatory Levy	8,615,951	13,493,172	13,886,507	15,141,321	16,208,682	17,204,504
Total O&M Costs	228,215,501	271,238,011	302,630,773	317,442,398	337,944,408	351,526,213
Investment Costs	-	37,881,527	13,316,847	29,349,950	37,211,171	48,608,858
Debt Repayment	1,766,487	12,235,394	12,235,394	12,235,394	9,791,144	7,723,275
Total Costs	229,981,988	321,354,933	328,183,014	359,027,742	384,946,723	407,858,346
Total Billing (KShs)	215,398,769	337,329,303	347,162,682	378,533,025	405,217,054	430,112,601
Collection Efficiency (%)	97%	95%	95%	95%	95%	95%
Projected Revenue	208,936,806	320,462,838	329,804,548	359,606,374	384,956,201	408,606,971
O&M Cost Coverage	92%	118%	109%	113%	114%	116%
Total Cost Coverage	91%	100%	100%	100%	100%	100%

3.0 Conditions attached to the tariff approval

The conditions attached to this approval, which shall form part of the license conditions of NAIWASCO, are:

i. Service Delivery Conditions attached to the Tariff

Target	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage	91%	91%	92%	93%	94%	95%	96%
Water quality standards	99%	100% Compliance with Standards					
Personnel Expenditure as % of O&M	44%	39%	35%	33%	33%	32%	32%
Non-Revenue Water	25%	25%	25%	25%	24%	24%	23%
Hours of Supply (Hrs.)	24	24	24	24	24	24	24
Staff per 1000 connections	8	8	7	7	6	6	5
Metering ratio	100%	100%	100%	100%	100%	100%	100%
Collection Efficiency	85	97%	95%	95%	95%	95%	95%
Resale at Kiosk	KSh. 2.00 per 20l jerry can		Kshs. 5.00 per 20l jerry can				

- ii. Annual budgets: The WSP shall adhere to the budgetary levels set in the tariff.
- iii. Surpluses: The surpluses realised during the tariff period shall be used to implement priority service delivery capital projects approved by WASREB.
- iv. Reporting: The utility shall submit quarterly performance reports to WASREB in the prescribed format.
- v. Catchment protection: The utility shall undertake measures to conserve/ protect catchment areas of their water source as part of corporate social responsibility
- vi. Creation of distinct water and sewer cost centres: NAIWASCO will ensure that separate water and sewer cost centres are created and that different records of operations of the two centres are maintained.
- vii. Ring Fencing Sanitation Levy: WSP shall establish a dedicated account exclusively for the sanitation Levy funds, ensuring they are securely ring-fenced. Any expenditure from this account shall be subject to WASREB's prior approval.
- viii. Investments: The utility shall undertake the investments in Table 1:

Table 1: Investments

Internally Funded Investments During the Proposed Tariff Period									
Investment	Location	Specifications	Quantity	Unit Price (KSh)	2024/25	2025/26	2026/27	2027/28	2028/29
Metering	Purchase of New Meter for new connections (Within WSP Service Area)	Cold Water Meter DN 0.5" R200	822	6,032	4,958,304				
			902	6,032		5,440,864			
			1,454	6,032			8,770,528		
			1,294	6,032				7,805,408	
			1,294	6,032					7,805,408
Purchase of pumps and Motors	DTI	The centrifugal booster surface pump for DTI has a motor, panel, and dry run protection for the	1	2,800,000	2,800,000				

<i>Internally Funded Investments During the Proposed Tariff Period</i>									
<i>Investment</i>	<i>Location</i>	<i>Specifications</i>	<i>Quantity</i>	<i>Unit Price (KSh)</i>	<i>2024/25</i>	<i>2025/26</i>	<i>2026/27</i>	<i>2027/28</i>	<i>2028/29</i>
		following characteristics: Discharge Q: 120 cmh, head 100m.							
Water Network expansions (Small projects)	Karate Police post	Laying a total of 7.7km HDPE pipes ranging from 32mm to 50mm at Karate police post	1	3,280,896	3,280,896				
	Governor	Laying a total of 13.445km HDPE pipes ranging from 32mm to 63mm at Governor area in Kinungi Zone	1	8,045,599	8,045,599				
	DTI production upgrade	Procure and install (i) 1. No. Vertical centrifugal pump sets: Flow 110 m ³ /hr, total head 100m. (ii) 2. No. Grundfoss submersible pumps: Flow 60m ³ /hr, total head 105m.	1	9,325,420			9,325,420		
Sewer Network expansions (Small projects)	Subericol sewer project	Laying 4.98km UPVC pipes and 165 Sewer Manholes at Subericol Naivasha from Deliverance to Milimani Primary	1	31,412,377			-		31,412,377
	Lower CCCR Sewer Project	Laying 1.55km DWC pipes and 103 Sewer Manholes at Threeways Naivasha from Gem Hotel to Sewer Pumping Station	1	21,221,089				21,221,089	
Non-Revenue Water (NRW) Management	WSPs Service Area	NRW Management Interventions	Lot		18,796,728	7,875,983	11,254,002	8,184,674	9,391,074
	Grand Total				37,881,527	13,316,847	29,349,950	37,211,171	48,608,858

Dated the 14th March, 2025.

MR/6527787

RICHARD CHERUIYOT,
Ag. Chief Executive Officer
Water Services Regulatory Board.

GAZETTE NOTICE NO. 3554

THE VALUERS ACT

(Cap. 532)

REGISTERED VALUERS

IN ACCORDANCE with section 8 of the Valuers Act (Cap. 532) it is notified for general information that the following are Registered Valuers for the year 2025.

<i>Name</i>	<i>Reg No.</i>	<i>Address</i>	<i>Qualification</i>
Gregory Muli Masika	526	P.O Box 59566-00200, Nairobi	BA (Land Econ) Hons., MISK
Habiba R.T. Godana	761	P.O Box 175-60300, Isiolo	BA (Land Econ) Hons., MISK
Jacinta K. Mutua	226	P.O Box 101929-00101, Nairobi	BA (Land Econ) Hons., MISK
James Nyaga Kithinji	509	P.O Box 21425, Ongata Rongai	BA (Land Econ) Hons., MISK
Joel Simiyu	795	P.O Box 69475-00400, Nairobi	Bachelor of Real Estate., Hons, MISK
Brian Thiga Karuru	790	P. O Box 2824-00100, Nairobi	Bachelor of Real Estate., Hons, MISK
Consolata Wangari Ndung'u	651	P.O.Box 28615-00200, Nairobi	Bachelor of Real Estate, Hons, MISK
Wanjiku Ng'ang'a	239	P.O Box 14854-00100, Nairobi	BA (Land Econ) Hons., MISK
Gyneth K. Magiri	402	P.O Box 7669-00100, Nairobi	BA (Land Econ) Hons., MISK
Cyprian Mutua Mbindyo	811	P.O Box 59793 -00100, Nairobi	Bachelor of Real Estate, Hons, MISK

Dated the 24th February, 2025.

MR/6527891

GREGORY MASIKA,
Registrar, Valuers Registration Board.