automatic control panel-6KVA control panel complete with all the necessary accessories			
Sub - Total		620,000	260,000
Grand Total	3.087,750	3,176,300	3.020,600

MR/4245732

JULIUS K. ITUNGA, Ag. Chief Executive Officer.

GAZETTE NOTICE NO. 1313

THE WATER ACT

(No. 43 of 2016)

NAIROBI CITY WATER AND SEWERAGE COMPANY

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2022/2023 TO 2024/2025

Nairobi City Water and Sewerage Company (NCWSC) applied to the Water Services Regulatory Board (WASREB) for a review of tariffs for water services, for the period 2021/2022 to 2024/2025 as per section 72 (1) b of the Water Act, 2016.

Public consultation on the NCWSC application was carried out in accordance to the requirements of section 139 of the Water Act 2016.

After considering the application, the written and oral submissions by all stakeholders during the consultation period, and based on latest available data. WASREB has determined an upward tariff review for NCWSC is justified in order to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB gives a one (1) months' notice to all existing and potential customers of NCWSC that the approved tariffs for the four financial years 2022/23, 2023/24 and 2024/25 shall be as follows:

Approved Tariff Structure

1.1 Water Tariff Structure for the Period 2022/2023 to 2024/2025

Customer Category	Approved		
Domestic/Residential	Consumption Block	Tariff (KSh/M²)	
	in M ³	45	
	7-20.	67	
	21-50	70	
	51-100	76	
· · · · · · · · · · · · · · · · · · ·	101-300	78	
	>300	80	
Commercial/Industrial			
	1-50	67	
	51-100	76	
	101-300	78	
	>300	80	
Government Institutions			
1995	1-50	67	
	51-100	76	
dos	101-300	78	
7.74	>300	80	
Schools, Universities and Colleges	1-600	50	
	601 - 1200.	55	
	>1200	60	
Multi dwelling Units (MDU)/ Gated Communities (per m3)		67	
Bulk Water Supply to other Public Utilities (per m3)		32	
Water Kiosk (per m3)		22	

1.2 Sewerage Tariff Structure for the period 2022/2023 to 2024/2025

(a) Consumers with a Water Connection

П		
	Customer Category	Approved Tariff
ľ		<u> </u>

	Consumption Block	j
	in m³	
	(75 % of water	i
Domestic/Residential	consumed)	Tariff
	1-6	43
	7-20.	56
	21-50	63
	51-100	65
	101-300	68
	>300	72
Commercial/industrial/		
Government		
	1-50	56
	51-100	65
	101-300	68
	>300	72
Schools, Universities and Colleges		
	1-600	43
	601 - 1200.	45
	>1200	50
Multi dwelling Units		
(MDU)/		56
Gated Communities	(per m³)	
Bulk Sewerage customers	T	
(From Public WSPs)	(per m³)	30

(b) Consumers without a Water Connection

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

- Domestic customers without a metered source of water (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 tariff below: -

Consumption Block (m3)	Recommended Tariff (KSh/M3)	
1-6m3	43	
7-20m3	56	
21-50m3	63	
51-100 m3	65	
101-300 m3	68	
>300m3	72	

Note: All disconnected accounts (water only, sewer only and water + sewer shall be charged based on the average of the last three months' charges before the disconnection.

1.3 Indexation of the Approved Tariff

The utility's approved tariffs for water and sewerage shall be eligible for annual indexation, as per the regulations of the Water Services Regulatory Board (WASREB). The inflation adjustment shall come into effect every July of the tariff period commencing July 2024.

1.4 Miscellaneous Charges

These shall be as follows:

Item/ Service	Charge (KSh.)
Water Deposit	•
Category of Consumer	
Domestic	2500
Multi Dwelling Units (MDU - Small); 4-10 units	5,000
Multi Dwelling Units (MDU - Medium); 11-20 units	10,000
Multi Dwelling Units (MDU - Large); > 21 units	20,000
Retail shops less than 10m ³	3000
Retail shops more than 10m ³	3,500
Bar, restaurants less than 15 m ³	4,000
Bar, restaurants more than 15 m ³	6,000
Hotel less than 150 m ³	12,000
Hotel more than 150 m ³	15,000
Hospitals more than 150 m ³	20,000
Health centres less than 150 m ³	12,000

Meter testing on request 500 Leak detection services - non customers 3,700 for Non-Customers and Free for Customers Sewer Connection- Residential/ Domestic 2,500 Sewer Connection- Commercial, Government, schools, Universities and Colleges Sewer Connection- Industrial 15,000 Private sewer unblocking 5,000 for private and zero for public Sewer Reconnection fee (At mains) 15,000 For cutting off the supply at the request of the consumer For turning on the supply otherwise than in respect of a first connection		
Schools and other institutions more than 200 m³ 20,000 Minor construction sites more than 300 m³ 15,000 Major construction sites more than 300 m³ 50,000 Light industries less than 200 m³ and 300 m³ 50,000 Heavy industries more than 300 m³ 100,000 Water Kiosks 5,000 **Customers with only sewer connection to be charged a deposit equivalent to water connection Other Charges Service New water connection fee 2,500 Water Reconnection fee - at meter point 1,000 Water Reconnection fee - at mains 5,000 and double deposit respectively per tanker within WSP area for all consumers Sale of water Per M³ at bowsing point (own tanker) Replacement of stolen or damaged meters 100% of the market cost of the meter testing on request 500 Leak detection services - non customers 3,700 for Non-Customers and Free for Customers and Free for Customers show the meter sewer unblocking 5,000 for private sewer unblocking 15,000 Private sewer unblocking 5,000 for private and zero for public Sewer Connection fee (At mains) 15,000 For cutting off the supply at the request of the consumer For turning on the supply otherwise than in respect of a first connection Exhauster Services (Company Exhauster) 6,000 for other customers and 4,000 for informal settlements (within NCWSC service area) Private Exhausters (Dumping into the consumer For turning of flushing unit services by private entities including other WSPs 15,000 per month through fliring of flushing unit services by private entities including other WSPs 15,000 per 15,0	Item/ Service	Charge (KSh.)
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Major construction sites more than 300 m³	Schools and other institutions more than 200 m ³	20,000
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Construction (Fraud) estimated consumption		100 000 1
consumption		
	Construction (Frauc)	
1 Ollino the		•
period of the		
		DELIGITUDE
Illegal water connection, (Fraud) – Domestic 30,000 plus		
estimated	Illegal water connection (Fraud) - Domestic	illegality

Item/ Service	Charge (KSh.)
	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 & Colleges	30,000
Self-reconnection after cut off for non-payment	5,000 and billing to be backdated from 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 Analysis of Cost Structure

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

	KSh.	KSh.
Cost Subject to Annual Indexation	16	
Operations and Maintenance costs	8,862,926,697	8,862,926,697
Fixed Costs		
Average Annual Investment Cost	616,308,020	
Debt	900,330,594	
Sub Total- Fixed Costs		1,516,638,614
Total Average Annual Cost		10,379,565,311
Projected Average Annual revenue		10,679,074,910
Average Annual Cost Coverage		103%

Detailed Cost Summary

			·
Details	Year (2022/23)	Year (2023/24)	Year (2024/25)
	(Kshs)	(Kshs)	(Kshs)
Personnel Expenditures	5,832,564,961	5,832,564,961	5,832,564,961
Training - Staff	104,156,046	104,156,046	104,156,046
Administrative Expenses	1,224,994,800	1,224,994,800	1,224,994,800
Board Expenditures	85,057,430	85,057,430	85,057,430
Other Operational Expenses	642,538,212	702,470,704	768,396,445
Maintenance Expenses	450,000,000	450,000,000	450,000,000
Licensing & Regulatory Levy	101,790,948	101,790,948	101,790,948
Other Levies	416,624,183	425,295,695	439,569,111
Operation & Maintenance Expenditures (O&M)	8,862,926,697	8,926,330,583	9,006,529,740
Investment Costs	282,517,775	455,311,506	1,111,094,780
Debt Repayment	942,004,594	937,338,467	821,648,721
O&M including loan repayment and investments but excluding depreciation	10,087,449,066	10,318,980,555 <u>in</u>	10,939,273,240

3.0 Conditions attached to the Tariff Approval

The conditions attached to this approval which shall form part of the license conditions of Nairobi City Water and Sewerage Company are:

(i) Service Delivery Conditions attached to the Tariff

Target	Current Year 2021/22	2022/2023	2023/2024 until	2024/2025
Water Coverage (%)	82	83	84	85
Water quality standards (%)	91	100% Compl	iance with Wa	nter Quality
Maintenance as a % of O&M	3%	5%	5%	5%
Personnel Expenditure as % of O&M	64%	66%	65%	65%
Non-Revenue Water	46%	44%	43%	41%

(%)				
Hours of Supply (Hrs)	8.30	8.80	9.30	9.80
Staff per 1000 connections	8.08	7.58	7.08	6.58
Metering ratio (%)	100%	100%	100%	100%
Collection Efficiency (%)	95%	95%	95%	95%
Resale at Kiosk	KSh.2/= per 20 Litres Jerrycan at manned Kiosks KSh.1/= per 20 Litres Jerrycan at ATM Water Dispens			

- (ii) Annual budgets: The utility shall adhere to the budgetary levels set in the tariff during the tariff validity period.
- (iii) Surpluses: The surpluses projected to be realised shall ONLY be used in extension/rehabilitation on water /sewer network system to increase coverage/access or quality of service to water and sanitation services.
- (iv) Reporting: The utility shall submit to WASREB a quarterly performance report in the format provided.
- (v) Customer re- categorisation for billing: NCWSC will separate individual domestic accounts from Multi-Dwelling Units accounts and migrate consumer billing data within the first 3 months of tariff approval and implementation of the tariff. The detailed report should be submitted to WASREB.
 - Pursuant to this, the WSP shall bill all MDU / Gated communities at the recommended MDU/ Gated Community tariff for Water, Sewerage and other Miscellaneous charges specified in this tariff.
- (vi) Ring-Fencing of Capital Expenditure: The WSP to open a separate account for capital component of the tariff, to deposit the appropriate share of revenue into this account which is only to be used for capital expenditure and repayment of loans as provided for in the approved tariff.
- (vii) Creation of distinct water and sewer cost centres: NCWSC will ensure it creates separate water and sewer cost centres and maintains distinct record of operations of the two centres.
- (viii) Repayment of Loans: NCWSC shall remit monthly loan repayments as detailed below: -

Financing (KSh.)	2022/2023	2023/2024	2024/2025
AFD Loan CKE 3005	9,918,386	9,918,386	664,624
AFD Loan CKE 1049 on lent @ 2.3%	10,790,040	10,790,040	10,790,040
World bank Loan IDA 4376 KE on lent @ 1.5%	36,870,547	36,870,547	36,870,547
AfDB Loan on lent @ 3%	20,921,410	20,532,566	20,145,516
Total	78,500,383	78,111,539	68,470,727

Evidence of loan repayment to AWWDA shall be submitted to WASREB on a monthly basis by the 10th day of the following month

(ix) Tariff Assessment: WASREB will carry out a tariff implementation review within the first 12 months of approval and implementation during which a joint assessment with the utility on the trend in Billing (Ksh) shall be carried out and status of implementation of the tariff evaluated.

Additionally, an assessment will be carried out on progress of the separation of the water and sewer cost centres and maintenance of distinct records.

- (x) Personnel Expenditure as a % of O& M: NCWSC to work towards sector benchmarks.
- (xi) Customer re- categorisation for billing: NCWSC shall bill all MDU / Gated communities at the Recommended MDU/ Gated Community tariff for Water, Sewerage and other Miscellaneous charges specified in this tariff.
- (xii) Investments: The utility shall undertake the following investments within the tariff period and submit progress reports on a quarterly Basis. (See Annex 1 Below)

Annex 1-INVESTMENTS

ANNEX 1: -RECOMMENDED INVESTMENTS BY NCWSC FOR THE PERIOD 2022/2023 – 2024/2025

!!	Recommended Investment	Details	2022/2023	2023/ 2024	2024/25
A	Maintenance and	Installation of isolation	1,461,600		
	Improvement	valve at			
1 1	of Water Intakes	Kabete Fencing of	41,499,087		
	muses	intakes at Sasumua	71,799,007		
			10,554,586		
		Maintenance			
		of Intakes at Mwagu,			
		Sasumua,			
	į	Kiamakia and Kikuyu			
		Inlets		55.041.644	
		Desilting of Mwagu		55,941,644	
		intake Maintenance			0.744.000
		Of Mwagu,			9,744,000
		Sasumua, Kimakia and			
	ļ	Kikuyu			
		Intakes Intake			15,000,000
		Surveillance			
	Sub-Total A Construction	4.19 km of	63,259,273 82,817,652	55,941,644	24,744,000
_	and Upgrading	sewer in	02,017,052		
	of Sewer Networks	Kasarani - Mwiki			
		4.7 km of		92,815,787	
		sewer in Kasarani -			
		Mwiki			61 401 641
		3.1 km of sewer in			61,401,541
		Kasarani - Mwiki			
			66,587,126		
		sewers in Kawangware			
		3.5 km of		66,032,774	
		sewers in Kawangware			
		2.4 km of		46,500,000	
		sewers in Ruai			
		5.5 km of			108,500,000
		sewers in Ruai			
		3 km of		58,333,333	
		sewers in Njiru			
		6.5 km of sewers in			127,166,667
		Njiru			
		3 km of sewers in			60,000,000
	0.1.6	Utawala			
	Sub-Total B Laying last	3 km of DN	149,404,777	263,681,895	357,068,208 16,770,398
	mile	200 water			, , , , , , , , , , , , ,
	connectivity of water	pipeline in Mwiki			
	networks	2 km of DN		11,180,266	
		200 water pipeline in			
		Mwiki		0.374.014	
		2.3 km of DN 150		9,274,014	
		water pipeline in			
, ,					
		pipeline in Mwiki 1.5 km of			5,939,263

No.	Recommended	Details	2022/2023		2024/25
	Investment	DNI 160		2024	
		DN 150 water		, ,	
		pipeline in			
		Mwiki			
		5 km of DN			27,950,66
		200 water			100
		pipeline in Kawangware			
		3.75 km of	·	<u></u>	15,178,86
		DN 150			
		water			
		pipeline in Kawangware			
		3 km of DN		16,770,398	······································
		200 water			
		pipeline in	. *		
		Ruai 2.4 km of		9,287,006	
		DN 150		7,267,000	
	Ì	water			
		pipeline in			
	[Ruai 3.5 km of			25,155,59
		DN 200			20,100,39
		water			
		pipeline in			
		Ruai 3.6 km of			13,930,51
		DN 150			13,930,31
		water			
	1	pipeline in			Pro Array
		Ruai 5 km of DN			27.050.66
		200 water			27,950,66
		pipeline in			
		Njiru			
]	4 km of DN			16,087,34
		150 water pipeline in			
		Njiru			
		7.5km of DN			41,925,99
		200 water			
		pipeline in Utawala			
		7.5km of DN			28,565,14
		150 water			
		pipeline in			
	Sub-Total C	Utawala		46,511,684	219,454,450
D	Development	Laying of		29,206,313	201 25TUT990
	and	10.6 Km			
	rehabilitation	(CBD,			
	of minor water infrastructure	Maringo, Mbotela,	41.5		
		Pumwani			
	i	and			
		(CBD)			100 440 000
		(CBD, Maringo,			108,440,023
	Mbotela,				
		Pumwani			
	1	and Kariokor) -			
		Kariokor) -			
_	Sub-Total D	. v and44	-	29,206,313	108,440,023
Ē	Rehabilitation	Sewer			351,706,748
		rehabilitation			
	Networks	- 15.2 km of			
		simplified sewers in			
		Mukuru			
	, a 1	Kwa Njenga,			*
	1	Mukuru			1 1 1 1
	j	Kwa			

AN	ANNEX 1: -RECOMMENDED INVESTMENTS BY NCWSC FOR THE PERIOD 2022/2023 – 2024/2025				
No.	Recommended Investment		2022/2023		2024/25
		Dandora, Githurai, Kawagware, Dagoretti, Mathare, Korogocho, Kangemi and Mwihoko		ert o	
F	Sub-Total E Non-Revenue Water Reduction Plan	High consumer metering replacement and reinstallation of aged meters		. 18	
	Sub-Total F Grand Total				49,681,350 1,111,094,780

MR/4245732

JULIUS K. ITUNGA, Ag. Chief Executive Officer.

GAZETTE NOTICE NO. 1314

THE PHYSICAL AND LAND USE PLANNING ACT

(No. 13 of 2019)

THE PHYSICAL PLANNING ACT

(Cap. 286) (Repealed)

COMPLETION OF DEVELOPMENT PLAN

PDP No. W 16/02/2022- Existing Site for:

- (a) Muslim Cemetery, Kakamega Township;
- (b) Kakamega Jamia Mosque; and
- (c) Muslim Nursery School

NOTICE is given that preparation of the above plan is complete.

The part development plan relates to land situated within Kakamega Municipality, Kakamega County.

Copies of the plan have been deposited for public inspection at the Office of the County Director of Physical Planning, Kakamega and Municipal Manager's Office, Kakamega Municipality.

The copies so deposited are available for inspection free of charge by all interested persons at the Office of the County Director of Physical Planning, Kakamega and Municipal Manager's Office, Kakamega Municipality, between the hours of 8.00 a.m. and 5.00 p.m. on working days.

Any interested person who wishes to make any representations in connection with or objections to the above-named development plan may send such representations or objections in writing to be received by the Department of Lands, Housing, Urban Areas and Physical Planning, P.O. Box 767-50100, Kakamega, within sixty (60) days from the date of publication of this notice and any such representation or objection shall state the grounds on which it is made.

Dated the 22nd December, 2022.

P. MUKABANE,

MR/4245818

CECM, Lands, Housing, Urban Areas and Physical Planning

GAZETTE NOTICE NO. 1315

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

(No. 8 of 1999)

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR THE PROPOSED HOMA BAY AFFORDABLE HOUSING