

Investments Schedule - Internally Generated Funds- Embe Water and Sanitation Company Limited							
FY 2025/2026							
	Asset Class	Specific Asset	Descriptions	Unit	Unit Cost	Quantity	(KSh)
		zonal meters-Ciambu	water meters-100mm, 4"				
		c) Ena Siakago scheme zonal meters- Riandu	Purchase and installation of an ultrasonic water meters-100mm, 4"	No.	247,644	1	247,644
		d) Ena Siakago scheme zonal meters - Siakago	Purchase and installation of an ultrasonic water meters-160mm, 6"	No.	345,080	1	345,080
B	Consumer meter	Consumer water meters	a) Purchase of cold-water meters- 20 mm	No	6,090	15	91,350
			b) purchase of cold-water meters- 25 mm	No	9,280	16	148,480
C	NRW Management	a) Leak Detection Equipment	Purchase of leak detection equipment-PQWT-CL 200 2M Outdoor water pipe leak detector for Siakago and Ishiara schemes	No.	310,694	2	621,388
		b) District Meter Areas (DMAs) Meters	Purchase and installation of DMAs at Siakago Scheme (DC's Tanks, Blessings, Kianthawa Tanks, Simcard Chamber, Kwa Maitha, Gituto, Kware,Kabachi) Ishiara Scheme:(Ciathari Tanks, Kyenire Tanks, Kwa Mukiria, Kigwambiti Sec, Kamuthigo, Kianthenge, Muthanthara Junction, CDC Tank)	No.	30,500	16	488,000
			Purchase and installation of DMAs at Siakago Scheme (DC's Tanks -3No., Posta - 2No., Blessings- 2No., Kambaru Ndaiyu - 2No., Ciani and Kwa King'endo). Ishiara Scheme:(Kiaritha, Karangare Sec, Kianjeru Sec, Ciathari, Mbachi, Kogari, Muthanthara and Nthigirani)	No.	26,500	18	477,000
d	Movable Assets	Motorcycles -Siakago and Ishiara schemes	TVS Motorcycle 150cc	No.	186,800	3	560,400
e	Immovable Assets	Automatic power generator- siakgo scheme	Silent Automatic power generator-15.0 KVA Diesel 3 phases	No.	485,000	2	970,000
f	Rehabilitation of Service Lines	Kamutu - Kyenire pipeline augmentation (HDPE PN 12.5)	Kamutu-Kyenire pipeline augmentation (Mang'ote)-3KM, 50mm	LS	1,030,750	1	1,030,750
Total							5,572,816
FY 2027/2028							
A	Zonal meter	a) Ishiara sub-zonal meters for Town, Kiaritha and Kigwambiti	Purchase of ultrasonic water meters, 2"	No.	222,140	3	666,420
		a) Ena Siakago sub zonal meters for Kamuru,Ciambu and Riandu	Purchase of ultrasonic water meters, 3"	No.	230,260	3	690,780
B	Water Meters	a) Consumer water meters	Purchase of consumer cold meters - For Siakago Ishiara Schemes	No	3,600	800	2,880,000
C	Movable Assets	Motorcycles -Siakago and Ishiara schemes	TVS Motorcycle 150cc	No.	186,800	4	747,200
D	Treatment Works	a) Filter replacement	Replacement of slow sand filter media at Ena treatment plant	No.	750,000	1	750,000
Total							5,734,400

Dated the 2nd December, 2025

MR/7897570

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

GAZETTE NOTICE NO. 65

## THE WATER ACT

(Cap. 372)

## CHEMUSUSU WATER AND SANITATION COMPANY LIMITED

## APPROVED TARIFF STRUCTURE FOR THE PERIOD 2025/2026 TO 2027/2028

The Water Services Regulatory Board (WASREB), under the 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 Chemususu Water and Sanitation Company Limited (CHEWASCO).

CHEWASCO applied to the Water Services Regulatory Board (WASREB) for a review of water services tariffs for the period 2025/2026 to 2027/2028 in line with section 72 (1) (b) of the Act. Public consultation on the CHEWASCO 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 CHEWASCO 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 CHEWASCO that the structure of approved tariffs for water services for the three financial years 2025/2026, 2026/2027 and 2027/2028 shall be as follows:

## 2.0 Approved Tariff Structure for the period 2025/2026 to 2027/2028

### 2.1 Water Tariff

<i>Consumer Categories</i>	<i>Consumption Block</i>	<i>Approved Tariff</i>
	<i>(M3)</i>	<i>(KSh./M3)</i>
Domestic/Residential	1-6	50
	7-20	70
	21-50	85
	51-100	105
	101-300	125
	>300	140
Commercial/Industrial/Government/Institutions	1-50	85
	51-100	105
	101-300	125
	>300	140
Public Schools, Colleges and Universities	1-600	70
	601-1200	100
	>1200m3	140
Water Kiosks	Per M3	35
Bulk Sales to a WSP for Resale	Per M3	50

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

### 2.2 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 2027.

### 2.3 Miscellaneous Charges

<i>Item/ Service</i>	<i>Charge (KSh.)</i>
<b>Water Deposit</b>	
Category of consumer	
Domestic	2,500
Retail shops less than 10m3	3,000
Retail shops more than 10m3	3,500
Bar and restaurants less than 15 m3	4,000
Bar and restaurants more than 15 m3	6,000
Hotel class "A" and "B" less than 150 m3	12,000
Hotel class "A" and "B" more than 150 m3	15,000
Hotel class "C" and "D" less than 150 m3	18,000
Hotel class "C" and "D" more than 150 m3	20,000
Hospitals and Health centres more than 150 m3	20,000
Hospitals and Health centres less than 150 m3	12,000
Schools and other institutions more than 200 m3	20,000
Schools and other institutions less than 200 m3	10,000
Minor construction sites of more than 200 m3	15,000
Major construction sites more than 300 m3	50,000
Light industries less than 200 m3	30,000
Medium industries between 200 m3 and 300 m3	50,000
Heavy industries of more than 300 m3	100,000
Water Kiosks	5,000
<b>Other Charges</b>	
Service	
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 3inches	15,000
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000 & 16,000 litres	2,500 & 5,000 respectively per tanker within the WSP area for all consumers
Sale of water Per M3 at bowing point (own tanker)	70
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Special meter reading under customer's request	500
Private sewer unblocking	2,500
Leak detection services	1,000
Printing of customer's statement under own request	200
For cutting off the supply at the request of the consumer	200
For turning on the supply otherwise than in respect of a first connection	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements

Item/ Service	Charge (KSh.)
Private Exhausters (Dumping into the company's sewer system)	15,000 per Truck per month
Penalties	
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
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

### 3.0 Cost Summary

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

Expenditure Item	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Operations	29,499,354	40,169,109	43,052,485	45,182,501	47,578,153
Maintenance	2,518,506	2,518,506	2,620,254	2,672,659	2,726,112
Regulatory Levy	960,000	1,507,886	1,859,044	2,026,358	2,208,731
Total O&M Costs	32,977,860	44,195,501	47,531,783	49,881,518	52,512,996
Investment Costs	-	-	8,890,000	17,277,500	17,545,000
Debt Repayment	-	-	-	-	-
Total Costs	32,977,860	44,195,501	56,421,783	67,159,018	70,057,996
Total Billing (KShs)	35,350,898	42,638,631	63,642,196	70,524,873	77,415,269
Collection Efficiency (%)	96%	95%	95%	95%	95%
Projected Revenue	33,866,160	40,506,699	60,460,086	66,998,629	73,544,505
O&M Cost Coverage (%)	103%	92%	127%	134%	140%
Total Cost Coverage (%)	103%	92%	107%	100%	105%

### 4.0 Conditions attached to the tariff approval

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

#### i. Service Delivery Conditions attached to the Tariff

Target	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Water Coverage	22%	25%	26%	27%	28%
Water quality standards	83%	55%	100% Compliance with Standards		
Personnel Expenditure as % of O&M	45%	42%	42%	42%	42%
Non-Revenue Water	66%	61%	55%	50%	45%
Hours of Supply (Hrs.)	19	22	23	24	25
Staff per 1000 connections	16	16	15	13	11
Metering ratio	45%	90%	100%	100%	100%
Collection Efficiency	96%	94%	95%	95%	95%
Resale at Kiosk	Kshs. 2.00 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. Metering: CHEWASCO shall progressively enhance the metering ratio to attain 100% as per condition 3.0 above.
- vi. Regulatory Levy: The utility is to pay a monthly regulatory levy based on 4% of turnover, which is inclusive of billing for other services and interest income earned.
- vii. Investments: The utility shall undertake the investments in Table 1:

### 5.0 Penalty Notice

5.1 Take note that failure of an Accounting Officer to administer this tariff and the conditions attached to it is an offence subject to section 196 (2) of the Public Finance Management Act 2012, 117 (1) (aa) of the County Governments Act 2012, Sections 147 and 158 of the Water Act 2016, and Regulations 46 (1), 101 and 105 of the Water Services Regulations 2025.

5.2 Failure to comply with the tariff and conditions attached to it amounts to a breach of licence conditions and shall attract sanctions pursuant to section 92 of the Water Act 2016, including:

- v. Payment of a penalty
- vi. Suspension or cancellation of the licence
- vii. Placement of the utility under Special Regulatory Regime
- viii. Prosecution.

Table 1: Investments

INVESTMENTS SCHEDULE - INTERNALLY GENERATED FUNDS- CHEMUSUSU WATER AND SANITATION COMPANY LIMITED							
FY 2025/2026							
	Asset Class	Specific Asset	Descriptions	Unit	Unit Cost	Quantity	Project Cost (Ksh)
A	Water System	a) Washing Machine	High-pressure Pump for Tank Cleaning	No.	100,000	1	100,000
		b) Pipes and	Pipes, Gate Valves, Air Valves, HDPE	No.	300,000	4	1,200,000

INVESTMENTS SCHEDULE - INTERNALLY GENERATED FUNDS- CHEMUSUSU WATER AND SANITATION COMPANY LIMITED							
FY 2025/2026							
	Asset Class	Specific Asset	Descriptions	Unit	Unit Cost	Quantity	Project Cost (Ksh)
		Fittings	Connectors, etc				
B	Water Meters	a) Consumer Water Meter	R200 Meters	No	6,000	1,000	6,000,000
C	Computers and Accessories (Hardware and Software)	a) Desktop Computers	HP i7 8th Gen Computers min 8GB RAM 750GB Storage	No.	75,000	2	150,000
		b) Laptops	HP i5 8th Gen Computers min 8GB RAM 750GB Storage	No.	60,000	3	180,000
		c) CCTV Camera	Hikvision 8 Channel HD DVR 12v/1amp Power Adapter Wired Mouse 1 Cable Roll 100 mtrs 1 Power Supply 10 amps open 1 TB Western Digital (WD) Hard disk 16 pcs Bnc connectors 8 pcs DC jacks Power Cable	No.	30,000	2	60,000
		d) Billing System Upgrade	Integration with Mpesa, Bank accounts, and send/query bills via SMS and email Integration with Customer Relations Management, Meter Management, Management of NRW, Creation of Job cards, and GIS integration	No.	500,000 700,000	1 1	500,000 700,000
Total							8,890,000
FY 2026/2027							
	Asset Class	Specific Asset	Sample Descriptions	Unit	Unit Cost	Quantity	Project Cost (Ksh)
A	Water System	a) Pipes and Fittings	Pipes, Gate Valves, Air Valves, HDPE Connectors, etc	No.	300,000	4	1,200,000
		b) Leak Detector	Detects Bursts and Leakages	No.	2,000,000	1	2,000,000
		c) Pipeline Extensions	Complete Overhaul of Old network with PVC	Kilometres	1,600,000	5.30	8,482,500
B	Water Meters	a) Consumer Water Meter R200 Meters	Kelelwa zone- 250 meters, Nyal zone- 300 meters, E/Ravine Zone- 100meters, Narasura Zone- 100 meters, Emining Zone- 50 Meters	No	6,000	800	4,800,000
C	Computers and Accessories (Hardware and Software)	a) Desktop Computers	HP i7 8th Gen Computers min 8GB RAM 750GB Storage	No.	75,000	5	375,000
		b) Laptops	HP i5 8th Gen Computers min 8GB RAM 750GB Storage	No.	60,000	5	300,000
		c) CCTV Camera	Hikvision 8 Channel HD DVR 12v/1amp Power Adapter Wired Mouse 1 Cable Roll 100 mtrs 1 Power Supply 10 amps open 1 TB Western Digital (WD) Hard disk 16 pcs Bnc connectors 8 pcs DC jacks Power Cable	No.	30,000	4	120,000
Total							17,277,500
FY 2027/2028							
	Asset Class	Specific Asset	Sample Descriptions	Unit	Unit Cost	Quantity	Project Cost (Ksh)
A	Water System	a) Pipes & Fittings	Pipes, Gate Valves, Air Valves, HDPE Connectors, etc	No.	300,000	4	1,200,000
		b) Pipeline Extensions	Complete Overhaul of Old Network with PVC and Asbestos	kilometres	500,000	20	10,000,000
B	Water Meters	a) Consumer Water Meter R250 Meters	E/Ravine Zone- 200 meters, Mogotio Zone- 250 meters, Emining Zone- 200 meters, Narasura Zone- 350 meters	No	6,000	1,000	6,000,000
C	Computers and Accessories (Hardware and Software)	a) Desktop Computers	HP i7 8th Gen Computers min 8GB RAM 750GB Storage	No.	75,000	3	225,000
		b) Laptops	HP i5 8th Gen Computers min 8GB RAM 750GB Storage	No.	60,000	1	60,000
		c) CCTV Camera	Hikvision 8 Channel HD DVR 12v/1amp Power Adapter Wired Mouse 1 Cable Roll 100 mtrs 1 Power Supply 10 amps open 1 TB Western Digital (WD) Hard disk 16 pcs Bnc connectors 8 pcs DC jacks Power Cable	No.	30,000	2	60,000
Total							17,545,000

Dated the 2nd December, 2025.

MR/7897570

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

GAZETTE NOTICE No. 66

## THE PHYSICAL AND LAND USE PLANNING ACT

(Cap. 303)

## COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

Title of Development Plan: Oldonyiro Local Physical and Land Use Development Plan 2024–2034 Reference No: C11/OLDONYIRO/2024/1

PURSUANT to the provisions of Section 49 (1) of the Physical and Land Use Planning Act, 2019, notice is given that the preparation of the above draft plan was on the 18th December, 2025 completed.